



# Planning Memorandum

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**DATE:** August 28, 2024  
**TO:** Planning Commission  
**FROM:** Amy Schwenner, Planner  
**SUBJECT:** CUP24-07 Brooklyn Bedding

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Dear Planning Commissioners,

I would like to inform you of an important update regarding the Brooklyn Bedding Conditional Use Permit Application (CUP24-07). On August 28, 2024, we received correspondence from Alan Heathcoat, Principal Engineer at the Transportation Department.

In his email, Mr. Heathcoat communicated that the Transportation Department has decided to waive the requirement for a traffic study for application (CUP24-07) Brooklyn Bedding.

**From:** [Heathcoat, Alan](#)  
**To:** [Schwenner, Amy](#)  
**Subject:** RE: CUP24-07 Brooklyn Bedding Phase 2  
**Date:** Wednesday, August 28, 2024 1:11:19 PM  
**Attachments:** [image003.png](#)

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No additional Traffic study or amendment to the current traffic study will be required for this development.



**Alan Heathcoat, P.E.**  
Principal Engineer  
Transportation Department

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**From:** Schwenner, Amy <ASchwenner@GLENDALEAZ.com>  
**Sent:** Tuesday, August 27, 2024 3:32 PM  
**To:** Heathcoat, Alan <AHeathcoat@GLENDALEAZ.com>  
**Subject:** CUP24-07 Brooklyn Bedding Phase 2

Hi Alan,

Brooklyn Bedding wanted to submit for a Design Review Waiver last month for Phase 2 of their site improvements, but I discovered that they are currently Legally Non-conforming with their chemical processing. They are proposing an expansion of use and modifying both drainage basins and parking with a shift of the west drive aisle to accommodate a new storage tank area. I informed them at the time that the amount of site changes requires a Minor Design Review and the expansion of use set off a Conditional Use Permit application. We are ready to present to the Planning Commission for the CUP, but they have not yet provided documents for Design Review.

Since the attached Phase 1 Design Review Conditional Approval (DR20-44 Brooklyn Bedding – 2<sup>nd</sup> Review) does not note the requirement of a Traffic Impact Study, will the Phase 2 Design Review require a traffic statement of any kind? I've also attached the approved Phase 1 site plan, preliminary Phase 2 site plan and an overlay of the two.

Thank you,  
Amy



**Amy Schwenner**  
Planner  
Development Services - Planning

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