

CITY OF COOS BAY PLANNING COMMISSION

Agenda Staff Report

MEETING DATE	AGENDA ITEM NUMBER
December 9, 2025	4.a

TO: Planning Commission

FROM: Chelsea Schnabel

THROUGH: Chelsea Schnabel, Community Development Director

ISSUE: Public Hearing to Consider Type IV Land Use Application #187-25-000154-PLNG (Englewood Housing Development Project)

SUMMARY:

The proposal is a Planned Unit Development (PUD) of 30-units of workforce affordable housing on approximately 2.21-acres. It includes a Conditional Use Permit (CUP) to allow for a portion of the units to be developed as zero lot line developments and involves amendment to the Comprehensive Plan Map to change the plan designation of approximately 1.91-acres from Commercial-Residential-Medium/High Density to Residential-Low Density as well as an amendment to the Zoning Map to change the zone district from Mixed-Use to Small Lot Residential to allow the strict residential use of the property.

Staff recommends those items addressed in Attachment B of the Staff Report (Engineering Division Staff Report, dated 12/1/25) be made conditions of approval of Land Use Application #187-25-000154-PLNG.

ACTION REQUESTED:

The Planning Commission makes a recommendation to the City Council for a final decision. The Planning Commission may recommend approval or denial of the application or a continuance of the hearing to an upcoming meeting.

The Planning Commission recommendation can be supported by taking one of the following actions (**A**, **B**, or **C**):

Motion: The Planning Commission recommends:

- A. The City Council **APPROVE** Land Use Application #187-25-000154-PLNG based on the information presented by the applicant and recommended findings of approval.
 - a. *Alternative Motion for Approval with Conditions:* The City Council **APPROVE** Land Use Application #187-25-000154-PLNG based on the information presented by the applicant and recommended findings of approval, **SUBJECT TO THE FOLLOWING CONDITIONS.** [*state additional findings/conditions*]
 - a. **Applicant shall satisfy all items addressed in Engineering Division Staff Report dated December 1, 2025.**
- B. The City Council **DENY** Land Use Application #187-25-000154-PLNG based on findings that the application does not comply with applicable standards. [*make supportive findings*]
- C. A **CONTINUANCE** of the public hearing on Land Use Application #187-25-000154-PLNG to a certain date/time [*set date/time*] to provide the applicant the opportunity to revise, respond, or clarify issues raised during the public hearing.

BACKGROUND:

The subject property was originally developed as a public elementary school in 1913. The school was refurbished in the 1950s and, in 1997 and 2001 the Englewood School added buildings on the site. In late December of 2014, the school was damaged by a fire and the site sat vacant until Coos County and the City of Coos Bay removed the demolished structure and cleaned the site under a state-approved environmental remediation plan. On April 13, 2023, Oregon DEQ issued its determination that cleanup of the site is complete with no further action required, thereby authorizing reuse and redevelopment of the property.

Following the approved site cleanup, Coos County and the City of Coos Bay have worked with non-profit and private housing developers to develop the site with housing for Coos Bay's area workforce. The enclosed request for Comprehensive Plan Map amendment, Zoning Map amendment, and Planned Unit Development/Conditional Use Permit supports the redevelopment of the Englewood School site with workforce affordable housing.

BUDGET IMPLICATIONS:

N/A

ATTACHMENT(S):

- Planning Commission Staff Report Packet_SR25-154 (12.9.25).pdf