

CITY OF COOS BAY CITY COUNCIL

Agenda Staff Report

MEETING DATE	AGENDA ITEM NUMBER
January 20, 2026	5.b

TO: Mayor Benetti, Council President DiNovo, and City Councilors

FROM: Chelsea Schnabel

THROUGH: Chelsea Schnabel, Community Development Director

ISSUE: Public Hearing to Consider Type IV Land Use Application #187-25-000154-PLNG (Map Amendments, PUD/CUP - Englewood Housing Development) - Requires Enactment of Ordinance

SUMMARY:

The proposal includes the following for the Englewood Housing Development Project:

- Planned Unit Development (PUD) of 30 single-unit workforce affordable homes on approximately 2.21-acres.
- Conditional Use Permit to allow for zero-lot line (attached) development.
- Amendment to the City of Coos Bay Comprehensive Plan Map to change the plan designation of approximately 1.91-acres from Commercial-Residential-Medium/High Density to Residential-Low Density.
- Amendment to the City of Coos Bay Zoning Map to change the zone district of approximately 1.91-acres from Mixed-Use to Small Lot Residential.

It assumes vacation of adjacent 15th Street right-of-way, which is a separate but related action.

ACTION REQUESTED:

Hold a public hearing and accept public comments.

The Planning Commission recommends City Council:

1. **APPROVE** Land Use Application #187-25-000154-PLNG based on the information presented by the applicant, all evidence in the record to-date, and the recommended findings of approval as presented **SUBJECT TO CONDITION** that the developer continue to coordinate with the City to satisfy items addressed in *Engineering Division Staff Report* dated December 1, 2025; and,
2. **ENACT** an ordinance confirming those amendments authorized to the City of Coos Bay Comprehensive Plan Map and Zoning Map.

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 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 Department of Environmental Quality (DEQ) issued its determination that the cleanup of the site was 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 the Coos Bay Area workforce. The enclosed request for Comprehensive Plan amendment, Zoning Map amendment, and Planned Unit Development/Conditional Use Permit supports the redevelopment of the Englewood School site with workforce housing. Refer to attached Record Outline and Recommended Findings of Fact.

BUDGET IMPLICATIONS:

There are no budget implications related to the proposed map amendments. Other budget implications related to approval of the Planned Unit Development and assumed public infrastructure are to be determined.

ATTACHMENT(S):

- Record Outline (25-154)
- DRAFT Recommended Findings of Fact (25-154)
- Ordinance - Amendments_Englewood Housing (Maps).pdf