



**CITY OF COOS BAY**  
Community Development Department  
500 Central Avenue  
Coos Bay, OR 97420  
541.269.8918  
[www.coosbayor.gov](http://www.coosbayor.gov)

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**NOTICE OF PUBLIC HEARING**  
**Type IV – Planned Unit Development and Conditional Use Permit with**  
**Comprehensive Plan Map and Zone Map Amendment**  
Land Use Application #187-25-000154-PLNG

Notice is hereby given that on Tuesday, December 9<sup>th</sup>, 2025, the **Coos Bay Planning Commission** will hold a public hearing at 6:00 p.m. in the Coos Bay City Hall Council Chambers located at 500 Central Avenue in Coos Bay Oregon to consider a proposal to amend the Coos Bay Comprehensive Plan Map and Zone Map to change the designation of approximately 1.91 acres of land from Commercial/Mixed Use (MX) to Residential/Small Lot Residential (SLR) to facilitate the Planned Unit Development (PUD) of 2.21 acres of land for workforce affordable housing on a former school site, now vacant, including Conditional Use Permit (CUP) for zero-lot line development. The project includes vacation of a portion of adjacent South 15<sup>th</sup> Street.

**APPLICANT/OWNER:** City of Coos Bay, 500 Central Avenue, Coos Bay, Oregon 97420

**SUBJECT PROPERTY:** 1400 Pennsylvania Avenue, Coos Bay, Oregon 97420

**ZONING DISTRICT & SPECIAL OVERLAYS:** Mixed-Use (MX) zone district, to be rezoned to Small Lot Residential (SLR).

**REQUEST SUMMARY:** The proposal includes the following for the Englewood Housing Development Project:

- Planned Unit Development (PUD) of workforce affordable housing on approx.. 2.21-acres.
- Conditional Use Permit to allow for zero-lot line development.
- Amendment to the City of Coos Bay Comprehensive Plan Map to change the plan designation of approx. 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 from Mixed-Use to Small Lot Residential.

**REVIEW CRITERIA:** Coos Bay Development Code (CBDC): Section 17.130.070, Approval Criteria; Chapter 17.220, Low Density and Small Lot Residential Districts; Section 17.230.020, Land Uses and Permit Requirements (MX); Chapter 17.330, Off-Street Parking and Loading Requirements; Chapter 17.335, Supplementary Development Standards; Chapter 17.347, Conditional Uses; Chapter 17.360, Plan Amendments and Zone Changes; Chapter 17.362, Planned Unit Development; Chapter 17.367, Subdivisions.

**HEARING/APPEAL PROCEDURE:** The review will be conducted in accordance with a Type IV procedure at CBDC 17.130.110. Testimony must be related to the referenced criteria. Written comments must be submitted by 4:00 p.m. on the Friday prior to the scheduled public hearing. Failure to raise an issue or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue may preclude further

appeal on that issue. The Planning Commission will conduct the first evidentiary public hearing on this matter to make a recommendation to the City Council. The **Coos Bay City Council** is tentatively scheduled to conduct a second public hearing on this matter on Tuesday, January 20<sup>th</sup>, 2026, at Coos Bay City Hall. A final decision of the City Council may be appealed to the Land Use Board of Appeals (LUBA) by filing a notice of intent to appeal with LUBA, with required fees, within 21 days of the date the final land use decision.

**ADDITIONAL INFORMATION:** A copy of the staff report will be available for inspection at least seven (7) days prior to the scheduled public hearing. A copy of the application with all submitted materials are available for review during business hours at the Public Works and Community Development Department at Coos Bay City Hall located at 500 Central, Coos Bay, Oregon. Upon request copies of all materials can be provided by email or printed for a reasonable fee. For additional information, please contact Chelsea Schnabel, AICP, CFM, Community Development Director, at (541) 269-1181 x3531 or reach by e-mail at [cschnabel@coosbayor.gov](mailto:cschnabel@coosbayor.gov).

**PROJECT WEBPAGE:**

<https://www.coosbayor.gov/government/projects#Englewood%20Housing%20Development>

**Notice Mailed/Posted:** November 17, 2025