

CITY OF COOS BAY CITY COUNCIL
Agenda Staff Report

MEETING DATE 04/07/2015	AGENDA ITEM NUMBER
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TO: Mayor Shoji and City Councilors

FROM: Eric Day, Community Development Department
Through: Rodger Craddock, City Manager

ISSUE: Coos Bay Development Code Rewrite and Maps (Update)

BACKGROUND:

Since May 2014, the Planning Commission and City Council has been holding a series of meetings and work sessions on the proposed development code and map revisions. Staff has now nearly compiled a final draft of the entire code (still awaiting final legal revisions). The Council is scheduled to hold a public hearing on May 5th; and with an affirmative vote, the code and map revisions will be final at some point after that date.

As stated previously staff has taken on this project with the main goals being to:

1. Provide a new land use review format which will be easier for applicants to follow,
2. Provide clear and objective language for applicants,
3. Establish conformity within the pre-application process,
4. Delete many unnecessary reviews for proposed uses, and
5. Delete some of the unnecessary zonings within the City.

Additionally, staff has revised the City's Zoning and Comprehensive Plan maps to be in accordance with the proposed Development Code. The proposed maps are attached.

ADVANTAGES:

At the end of this process, the City will have a new, legally reviewed, easier to follow Development Code and associated maps, which along with the City's Comprehensive Plan, directs development within the City.

DISADVANTAGES:

Now that the work is nearly complete... there are none!

BUDGET IMPLICATIONS:

The City has received a \$20,000.00 LCDC grant to help pay for the re-writing of the City's Development Code. The grant funds are being used for outside legal and planning review of the code.

RELATED CITY GOAL:

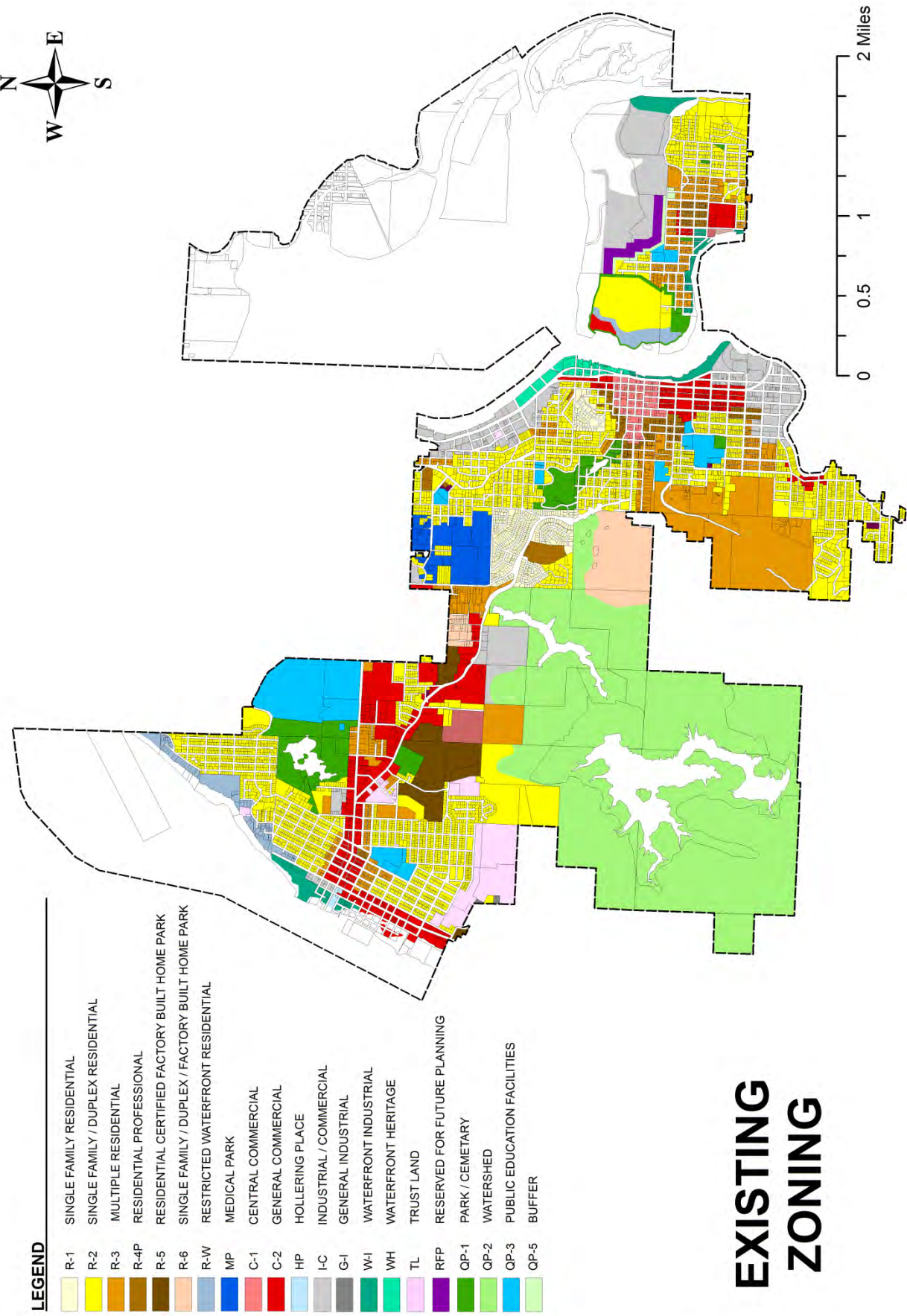
This project was identified in the Council's 2014 Goals: "Review, evaluate, and update if needed, the City's Development Code to provide for the current and future needs of our community."

ACTION REQUESTED:

No action at this time. This is for discussion purposes only.

City of Coos Bay Zoning and Comprehensive Plan Maps

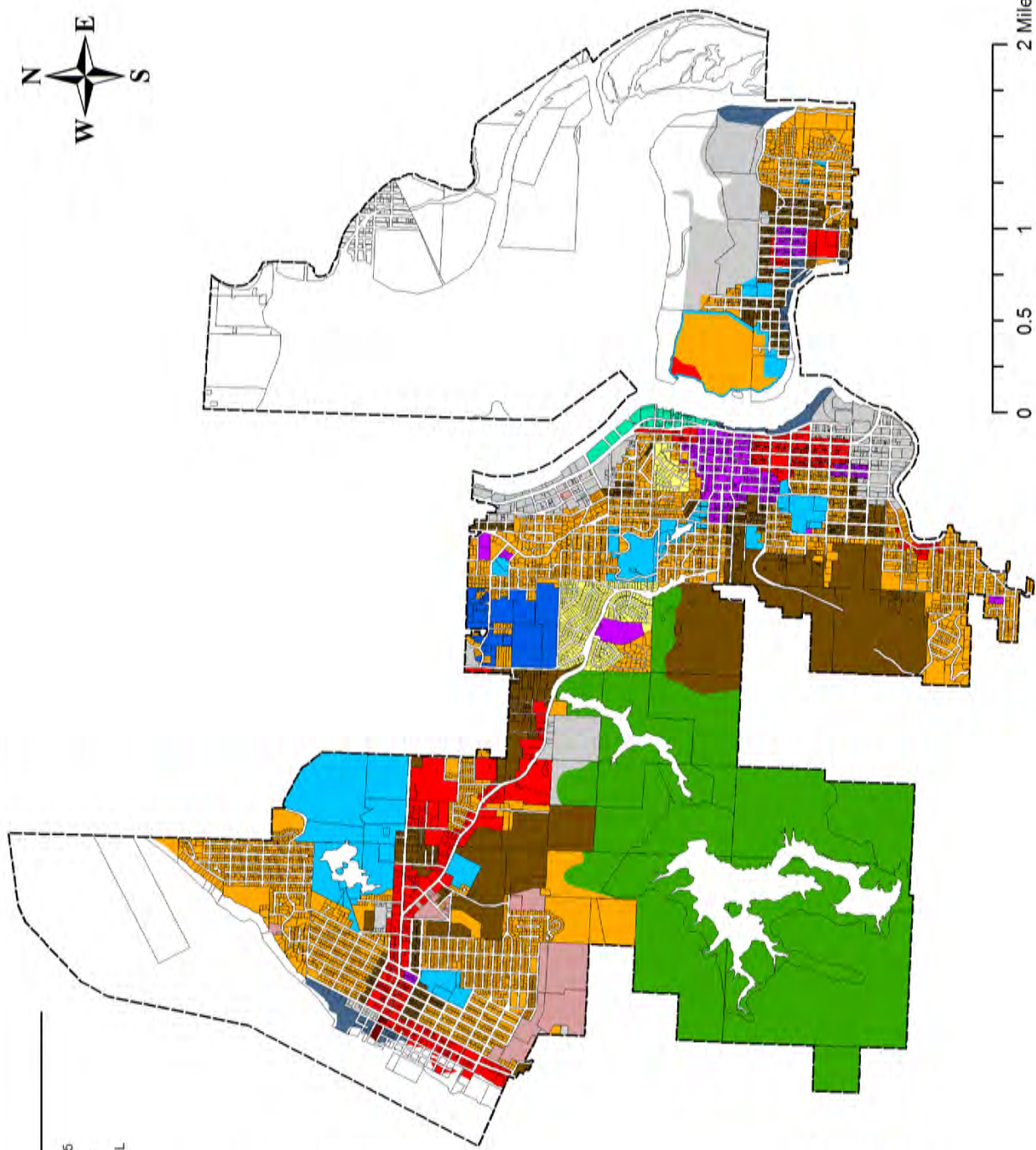
CITY OF COOS BAY ZONING	
CURRENT ZONING	PROPOSED ZONING
SINGLE FAMILY RESIDENTIAL (R-1)	LOW DENSITY RESIDENTIAL-8.5 (LDR-8.5)
SINGLE FAMILY/DUPLEX RESIDENTIAL (R-2)	LOW DENSITY RESIDENTIAL-6 (LDR-6)
MULTIPLE RESIDENTIAL (R-3)	MEDIUM DENSITY RESIDENTIAL (MDR-16)
RESIDENTIAL PROFESSIONAL (R-4P)	MIXED USE (MX)
RESIDENTIAL FACTORY BUILT HOMES (R-5)	MEDIUM DENSITY RESIDENTIAL (MDR-16)
SINGLE FMILY/DUPLEX/FACTORY BUILT HOMES (R-6)	MEDIUM DENSITY RESIDENTIAL (MDR-16)
RESTRICTED WATERFRONT RESIDENTIAL (R-W)	LOW DENSITY RESIDENTIAL-6 (LDR-6)
MEDICAL PARK (MP)	MEDICAL PARK (MP)
CENTRAL COMMERCIAL (C-1)	MIXED USE (MX)
GENERAL COMMERCIAL (C-2)	COMMERCIAL (C)
HOLLERING PLACE (HP)	HOLLERING PLACE (HP)
INDUSTRIAL/COMMERCIAL (I-C)	INDUSTRIAL/COMMERCIAL (I-C)
GENERAL INDUSTRIAL (G-I)	INDUSTRIAL/COMMERCIAL (I-C)
WATERFRONT INDUSTRIAL (W-I)	WATERFRONT INDUSTRIAL (W-I)
WATERFRONT HERITAGE (W-H)	WATERFRONT HERITAGE (W-H)
TRUST LAND (TL)	TRUST LAND (TL)
RESERVED FOR FUTURE PLANNING (RFP)	INDUSTRIAL/COMMERCIAL (I-C)
PARK/CEMETARY (QP-1)	URBAN PUBLIC (UP)
WATERSHED (QP-2)	WATERSHED (W)
PUBLIC EDUCATION FACILITIES (QP-3)	URBAN PUBLIC (UP)
BUFFER (QP-5)	INDUSTRIAL/COMMERCIAL (I-C)
AREA QUALIFIED FOR R-2 USE (QR-2)	LOW DENSITY RESIDENTIAL-6 (LDR-6)
AREA QUALIFIED FOR R-3 USE (QR-3)	MEDIUM DENSITY RESIDENTIAL (MDR-16)
AREA QUALIFIED FOR R-4P USE (QR-4P)	MIXED USE (MX)
24 ZONES	13 ZONES

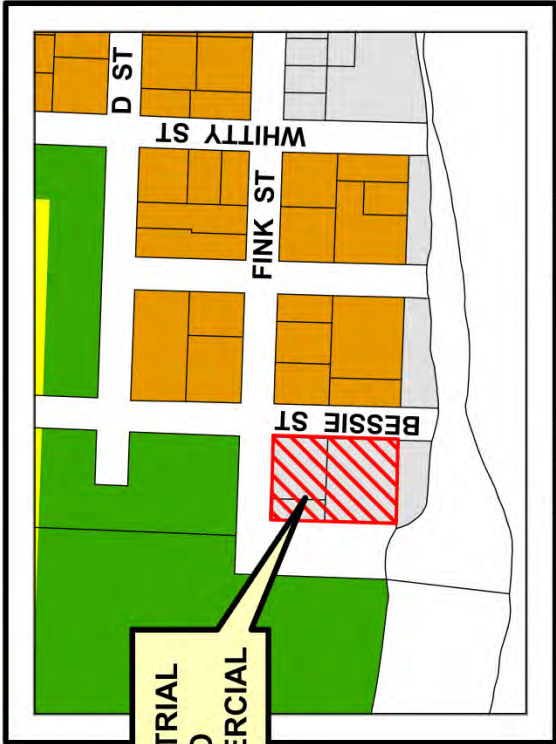


LEGEND

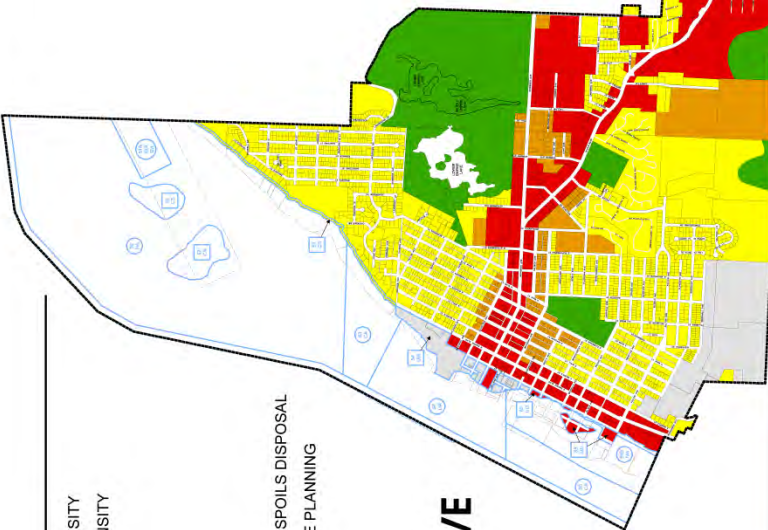
LDR-8.5	LOW DENSITY RESIDENTIAL-8.5
LDR-6	LOW DENSITY RESIDENTIAL-6
MDR-16	MEDIUM DENSITY RESIDENTIAL
MP	MEDICAL PARK
MX	MIXED USE
C	COMMERCIAL
I-C	INDUSTRIAL/COMMERCIAL
HP	HOLLERING PLACE
W-H	WATERFRONT HERITAGE
W-I	WATERFRONT INDUSTRIAL
TL	TRUST LAND
UP	URBAN PUBLIC
W	WATERSHED

PROPOSED ZONING

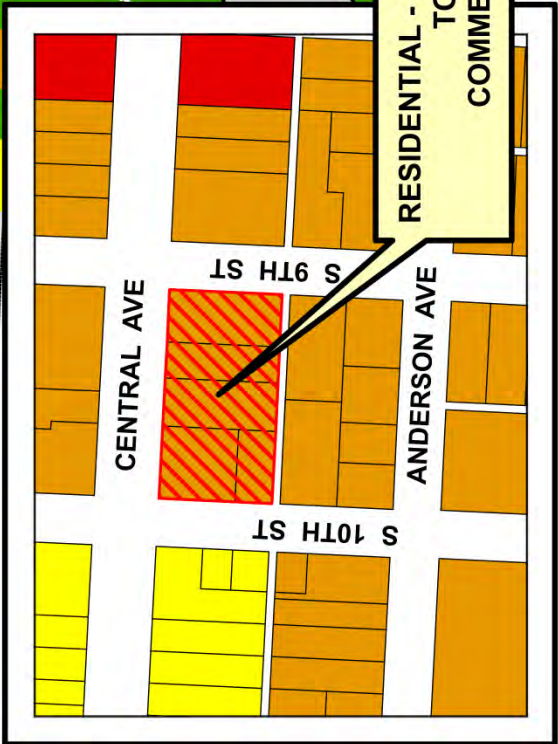




**INDUSTRIAL
TO
COMMERCIAL**



**RESIDENTIAL - HIGH DENSITY
TO
COMMERCIAL**



LEGEND

- R-L RESIDENTIAL - LOW DENSITY
- R-H RESIDENTIAL - HIGH DENSITY
- C COMMERCIAL
- I INDUSTRIAL
- MP MEDICAL PARK
- QP QUASI PUBLIC
- B BUFFER
- PI-SD PLANNED INDUSTRIAL - SPOILS DISPOSAL
- RFP RESERVED FOR FUTURE PLANNING
- CITY LIMITS

**EXISTING
COMPREHENSIVE
PLAN**

