

Coconino County
Community Development

Project Narrative

16 June 2022

APN: 501-06-016L
631 N Rolling Spring Road Williams, AZ 86046

KOLBE MISSION

Addiction Recovery Home

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PROJECT PURPOSE:

The **Purpose of this application** is to request a use permit for a nonprofit faith-based rehabilitation center “We propose to build a residential facility to be used as a Catholic Spirituality based home for men in substance addiction to recovery, with a maximum capacity for 30 people. We are not providing medical services, but there will be opportunities for programs like AA or NA. The main focus will be to provide transitional living in a fellowship, based on Catholic Tradition and a Community Rule designed to heal the broken spirits of men who would otherwise be destined for homelessness, prison, and an early, unnatural death. This will be open to men of all, or no, faith traditions without any charge for services, being fully supported by God’s Providence and the goodwill of individual and corporate donors.”

GENERAL PLAN:

- Coconino Counties General Plan anticipates rural development in this unincorporated area.
- It is the overall desire for this project to meet Coconino County goals.
- Kolbe Mission will attempt respond to any citizen participation, staff comments making adjustments to our plans.

ZONING REQUIRMENTS:

- This 40-acre property is zoned G-General—10ac minimum.
- The zoning ordinance allows religious facilities with a conditional use permit.
- The property will be open for any periodic planning and zoning inspections.
- All required setback’s structure height and open spaces will be greater than required.



- It is anticipated there will be no variances necessary on this project.
- Signage will meet county standards and be limited to lot number and name. The property will not require a major amendment.

DESIGN:

- The structure will be designed as a background building.
- Project will be principally a residential use.
- The project will have very low impact to county infrastructure

ENVIRONMENTAL QUALITY:

- Sewage will take place by leach fields or tank distribution.
- Water will be hauled into the site.
- Power will be provided by solar, wind generation and or gas.
- There will be landscape with an internal maintenance plan
- Lighting will be low foot candles and down lighting types.
- Drainage will be addressed within the 40-acre parcel.
- The parcel is in a minimal flood hazard zone X.
- The parcel is also in County unincorporated area 040019.



IN CLOSING

This project will have no impact on neighboring properties with almost no impact on the county infrastructure. The project will completely meet all zoning requirements. Construction of the project will have no negative effect to the neighboring lands. The project fulfills a need to the general public of Coconino County. The project will meet the federal regulations governing churches in the Religious Land Use Institutional Personal Act (RLUIPA)

David II Kenyon, principal architect
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