



Planning & Zoning Department
Master Application

Staff Use Only
Project Name: Seven Maples Ranch
File Number: SPP-00113-2022
Related Applications: ANN-00252-2022

Type of Application

- Accessory Structure
Annexation/Pre-Annexation
Appeal
Design Review
Comprehensive Plan Amendment
Conditional Use Permit
Multi-Family Housing
Development Agreement
Modification
Home Occupation
Daycare
Kennel License
Commercial
Mobile Home Park
Legal Non-Conforming Use
Planned Unit Development/MPC
Subdivision
Short
Preliminary
Final
Condo
Temporary Use Permit
Fireworks Stand
Vacation
Variance
Staff Level
Zoning Map/Ordinance Amendment (Rezone)
Other:

You must attach any corresponding checklists with your application or it will not be accepted

Applicant Name: Gem State Planning Phone: 208-602-6941
Applicant Address: 9839 W. Cable Car Street, Suite 101 Email: jane@gemstateplanning.com
City: Boise State: ID Zip: 83709
Interest in property: Own Rent Other:

Owner Name: Charles Kunerth, Corey Barton Phone:
Owner Address: 3303 E. Oklahoma Avenue Email:
City: Nampa State: ID Zip: 83686

Contractor Name (e.g., Engineer, Planner, Architect): Jane Suggs
Firm Name: Gem State Planning Phone: 208-602-6941
Contractor Address: 9839 W. Cable Car Street, Suite 101 Email: jane@gemstateplanning.com
City: Boise State: ID Zip: 83709

## Subject Property Information

Address: 3000 Southside Boulevard, 3204 and 3303 E. Oklahoma Avenue, 0 E Oklahoma Ave

Parcel Number(s): R2115700000, R2115600000, R2115800000  
R2909300000, R2115601000 Total acreage: 43.05 acres (sub) Zoning: Canyon Co

Type of proposed use:  Residential  Commercial  Industrial  Other: \_\_\_\_\_

Project/Subdivision Name: Seven Maples Ranch Subdivision

Description of proposed project/request: residential community with a mix of single family detached homes and townhomes, along with a park, green space and exceptional pathways

Proposed Zoning: RS-6 & RD Acres of each proposed zone: 32.99 RS-6 & 9.56 RD

## Development Project Information (if applicable)

Lot Type	Number of Lots	Acres
Residential	179	24.18
Commercial	0	0
Industrial	0	0
Common (Landscape, Utility, etc.)	8	3.73
Right of Way (internal roadways, ROW to be dedicated, etc.)	0	9.05 +0.69=9.74
Qualified Open Space	20	5.36
<b>Total</b>	<b>207</b>	<b>43 acres</b>

### Please answer all questions that are relevant to your project

Minimum square footage of structure: \_\_\_\_\_ Maximum building height: 30'

Minimum property size (s.f.): 2560 Average property size (s.f.): 5885 sf

Gross density: 4.16 Net density: ~~7.12~~ RD - 10.72 DU/ac  
RS6 - 6.21 DU/ac

Type of dwelling proposed:  Single-family Detached  Single-family Attached

Duplex  Multi-family  Condo  Other: \_\_\_\_\_

Proposed number of units: 178 + 1 existing to remain

Total number of parking spaces provided: minimum 2 per du + 16 spaces in RD zone

% of qualified open space: 18%

### Additional information may be requested after submittal.

## Authorization

Print applicant name: Jane Suggs - Gem State Planning

Applicant signature: Jane B. Suggs Date: 8/3/22

## City Staff

Received by: JKW Received date: 8/3/22