APPLICATION
ZONING

☑ Rezoning from GC to GC
☐ Other
☐ Special Use Permit
☐ Conditional Use Permit

Base Zoning District: ____________________________

Property Owner:
Scott C and Shirley L. Farrington
Address 1014 N. 64 St
Zip 68132
Phone # 402-767-8680

Applicant:
Indian Creek Nursery 303 N. Saddle Creek Rd
Zip 68131
Phone # 402-767-8680

Representative:
Firm Name

Contact:
Scott Farrington 303 N. Saddle Creek Rd
Zip 68131
Phone # 402-767-8680

Postal Address (or General Location if no address has been assigned): 4408 Wakeley St.

Legal Description: East 80 Feet of Lot 18 and the West 80 Feet of Lot 19, Block 22, Poppleton Park, Douglas County, Nebraska

Proposed Use Type: Commercial

Existing Use Type: Residential

Greenhouse Growing - Plant Display

Building and Parking Information:
a. Total Site Area 5120 Sq. Ft.
c. Building Coverage (b-a) 27 %
d. Maximum Building Height 16 Ft.
e. Total Floor Area 1360 Sq. Ft.
f. Floor Area Ratio (e-a) 1.66

g. Total Paved Area 2840 Sq. Ft.
h. Impervious Coverage (b+g-a) 82 %
i. Number of Parking Stalls 0

k. Street Yard Landscaped Area 2400 Sq. Ft.
l. Street Yard Landscaped Area (k-j) 24 %
m. Parking Lot Area 400 Sq. Ft.
o. Interior Lot Landscaping (n-m) %

Residential Uses Only:
p. Total Number of Units

for Multi-Family: # of Efficiencies
#1 Bedrooms
#2 Bedrooms
#3 Bedrooms

q. Density (a-p) Total Floor Area of Any Incidental Office
r. or Commercial Use


If you have any questions about this application, please contact the Current Planning Division at 402-444-5150 x.2063.

Scott C. Fe
t Owner's Signature

Scott C. Fe
t Applicant Signature

(If not the property owner, the applicant certifies with this signature to be the authorized agent of the property owner.)

2/12/19
Date

2/12/19
Date

5/16/2014
Indian Creek Nursery has purchased two lots, 4410 and 4408 Wakeley Street. A portion of 4408 needs to be re-zoned commercial from residential. The two lots are east of our current retail nursery located at 303 North Saddle Creek Road. The plan would be to construct two greenhouses on the new property for growing and holding herbs, vegetables, annuals, perennials and the Dundee Memorial Park hanging baskets. The balance of the new space would be for tree, shrub, mulch and soil display. We are asking for four things:

1) A lot combination of the three properties all zoned for commercial use.
2) Approval to construct two greenhouses, add some paving, and develop the shrub and tree display beds.
3) Elimination of the typical 30’ buffer between commercial and residential properties. We would provide an acceptable fence, either an attractive ornamental iron or a wood fence to provide screening. We would plant and maintain trees and shrubbery five feet deep along the eastern property line.
4) A variance allowing us to install a six foot ornamental iron fence seven feet south of the current lot lines of 4410 and 4408 Wakeley. The fence would be sixteen feet from the back of the curb along Wakeley. We would plant and maintain a seven-foot area of trees, shrubs and native perennials between the fence and the existing sidewalk.

The two acquired lots are 10,240 sq. ft., had two houses, two garages, driveways and sidewalks consisting of 5,444 sq. ft. of impervious area. The greenhouses and proposed paving would equal 9,200 sq. ft. for a net change of plus 3,756 sq. ft. of impervious area.

The parking stall analysis yielded the following:
A) Office and administrative – 300 sq. ft. 1 stall
B) Indoor sales, display or service – 3400 sq. ft. 7 stalls
C) Outdoor sales, display or service – 6540 sq. ft. 3 stalls
D) Indoor or outdoor storage or warehousing – 8760 sq. ft. 2 stalls 13 stalls

We currently have 14 stalls. None are designated "handicapped" but that could easily be done.

Legal Descriptions
4410 Wakeley Street – East 10 feet of lot 17 and the west 30 feet of lot 18, block 22, Poppleton Park, Douglas County, Nebraska.

4408 Wakeley Street – East 20 feet of lot 18 and the west 20 feet of lot 19, block 22, Poppleton Park, Douglas County, Nebraska.
Indian Creek Nursery

**Expert Growers in Midtown**

Indian Creek Nursery opened a garden center in 1981 on North Saddle Creek Road. After forty years, we are known as “the” garden center in midtown Omaha. It is the place to go when you need that special perennial, an amazing hanging basket, or a unique shrub to add a splash of color to your home. Having a nursery and garden center thriving in the “concrete jungle” of an urban metropolitan area is quite unusual. What makes Indian Creek even more unique is that many of the plants sold there are grown in our own greenhouses.

The third week in January, when snow covers the ground and temperatures are well below freezing, is the time when the greenhouses literally come alive. Tiny seeds are planted into plug trays, inserted into a temperature-controlled germination chamber, and in a few days the first signs of spring sprout to life. Over 43,000 seedlings of flowering annuals, vegetables and herbs are grown each season. Virtually all vegetable and herb plants that are offered are grown from seed on site.

The high quality and unique hanging baskets and planters offered at Indian Creek are highly recognized. What is not commonly known is that nearly all are planted and grown right at the Midtown Omaha location. The middle of February signals the first planting of nearly 1,000 locally grown and designed baskets and custom planters. We also plant and grow the Dundee Hanging Baskets which are distributed each spring in the neighborhood.

Vegetables, herbs, planters, and hanging baskets are just a portion of the plants grown by Indian Creek Nursery. A surprising array of unique and unusual annuals and perennials are also planted in February and March. They will eventually mature into the perfect blooming specimens that will fill pots and gardens all across the city. More than 68,000 annuals and 12,000 perennials will be planted this year from small plugs, bare root plants, and bulbs.

The sophisticated and resource-saving techniques used in growing at Indian Creek Nursery are some of the most innovative in the industry. All greenhouses are equipped with water-saving drip irrigation systems for hanging baskets and specialized sprinkler heads for the crops grown on benches. Fertilizer is dispensed to the plants through automated injectors. A computerized controller coordinates the heating and ventilation in the two greenhouses that are used exclusively for growing. The process conserves gas and electricity while using changes in temperature to naturally control the height of the plants. Beneficial insects and biological products are used to control pests, drastically reducing chemical use.

"**Neighbor-to-neighbor marketing**" is the current focus in the business world. Indian Creek Nursery has done this since 1981 when the Saddle Creek store was opened. The closer a product, service, or location is to home, the better it is for the customer and the environment. The current increase in housing in the Midtown area amplifies the need for a local source of plants and living greenery. Locally owned, locally grown...always feels like home.
IMPROVEMENTS TO:
4410 & 4408 WAKELEY ST
SITE PLAN

Indian Creek Nursery
always growing
303 North Saddle Creek Rd.
Omaha, NE 68131

Growing in Midtown
LAND SURVEYOR'S CERTIFICATE

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAT, MAP, SURVEY, OR REPORT WAS MADE BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

LEGAL DESCRIPTION:

4408 WAKELEY STREET:
EAST 20 FEET OF LOT 18 AND THE WEST 20 FEET OF LOT 19, BLOCK 22, POPPLETON PARK, DOUGLAS COUNTY, NEBRASKA.

4410 WAKELEY STREET:
EAST 10 FEET OF LOT 17 AND THE WEST 35 FEET OF LOT 18, BLOCK 22, POPPLETON PARK, DOUGLAS COUNTY, NEBRASKA.

(SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS OF RECORD)

LEGEND:
P - PLAT DISTANCE  C.T.P. - CRIMPED TOP PIPE
A - ACTUAL DISTANCE  O.T.P. - OPEN TOP PIPE
R - RECORDED DISTANCE  S.D.H. - STAR DRILL HOLE
C - CALCULATED DISTANCE  "X" - CHISELED "X" IN CONCRETE
★ - FOUND SURVEY POINT  △ - SET SURVEY POINT (5/8" REBAR W/CAP U.N.O.)
PROPOSED LANDSCAPING

REGAL PRINCE OAK
JAPANESE TREE HYAC
KLUENIS BUXUS
TAYLOR JUNIPER
GOLDMOUND SPARRA
NATIVE GRASS

GREENHOUSE #2
EXISTING

GREENHOUSE #1
EXISTING

GREENHOUSE 9' x 20'

GREENHOUSE 6' x 30'

LANDSCAPE BUFFER 8'-0'

DECK

4404 WAKELEY

WAKELEY STREET

IMPROVEMENTS TO:
4410 & 4408 WAKELEY ST

LANDSCAPE PLAN

SCALE: 1" = 20'-0"
DATE: 2/1/19
DRAWN BY: SCE

IndianCreek
always growing

303 North Saddle Creek Rd.
Omaha, NE 68131

Growing in Midtown