

Franklin Limestone Warehouse SP

Development Summary

- SP Name: Franklin Limestone Warehouse
- SP Number: 2025SP-020-001
- Council District: 28
- Councilman: Mr. David Benton

Purpose

- The purpose of this Specific Plan is to allow for development of up to 220,000 SF of Industrial Warehouse.

Site Data Table

- Site Area: 23.48 acres
- Map and Parcel: Portion of Map 134 Parcel 256.00
- Existing Zoning: AR2A
- Proposed Zoning: SP
- Allowable Land Uses: All uses in IR with exception of the following:

Medical Uses

- Outpatient Clinic

Commercial Uses

- Beer and cigarette market
- Carpet cleaning
- Flea market
- Laundry plants
- Liquor sales

Transportation Uses

- Boat dock (commercial)
- Water Taxi Station

Utility Uses

- Wastewater treatment
- Water treatment plant

Waste Management Uses

- Medical waste
- Sanitary landfill

Recreation and Entertainment Uses

- Adult entertainment
- Racetrack
- Sex club

Other Excluded Uses

- Mineral Extraction/Quarry

SP Development Standards

1. Driveway access to be from Franklin Limestone Road.
2. Adequate sight distance at the project driveways shall be provided.
3. Development shall dedicate right-of-way along Franklin Limestone Road as required by the Major and Collector Street Plan as of the date of the application.
4. Development shall restrict truck traffic from existing the site and turning left onto Franklin Limestone Road.
5. A Traffic Impact Study shall be provided at the time of the Final Site Plan in accordance with NDOT standards.
6. No disturbance allowed within the Zone1 stream buffer as shown on the Exhibit A, Existing Conditions Map.
7. D-3 landscape buffers shall be provided as indicated on Exhibit A, Existing Conditions Map.
8. A maximum of 220,000 square feet of non-residential development shall be permitted within the property.
9. The property shall be subject to the standards, regulations, and requirements of IR zoning as of the date of this application.

