

**FRANKLIN MUNICIPAL PLANNING COMMISSION REPORT**

**NAME OF PROJECT:** Ranco Farms Subdivision, site plan, revision 4, lot 2 (Keystone Crossing at Cool Springs)

**LOCATION:** 3775 Mallory Lane

**PROJECT DESCRIPTION:** Two 180,000 square foot buildings on 17.88 acres

**APPLICANT:** Matthew Keiter, CEC

**PROJECT STAFF:** Emily Hunter

**TYPE OF REVIEW:** Site Plan Extension (2<sup>nd</sup>)

**RECOMMENDATION:** Approval

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**PROJECT REVIEW**

**PROJECT BACKGROUND:** This site plan was approved by FMPC on September 27, 2012, and was granted its first six-month extension of the approved site plan on September 26, 2013.

**STAFF RECOMMENDATION:** Approval of the second and final six-month extension of the approved site plan until September 27, 2014.

**COMMENTS:** This project has not yet been issued a building permit, and the approval of the site plan is soon to lapse. A six month extension to September 27, 2014 is recommended.

**FRANKLIN MUNICIPAL PLANNING COMMISSION (FMPC) PROCESS AND PROCEDURES**

If the applicant has questions about, or is in disagreement with, a condition of approval, they shall contact the project planner within the Department of Planning and Sustainability prior to the FMPC meeting. If the applicant fails to notify the Department of Planning and Sustainability of an objection to a condition of approval by one (1) day prior to the FMPC Meeting and raises their objection at the FMPC meeting, staff shall recommend deferral of the item until the next available Agenda.

The following is the process for an item to be heard by the FMPC during their monthly meetings:

1. Staff Presentation,

2. Public Comments,
3. Applicant presentation, and
4. Motion/discussion/vote.

This format has been established to facilitate a more orderly FMPC meeting. The process is intentionally designed in order for any applicant questions or disagreements about conditions of approval to be resolved prior to the meeting, rather than during the FMPC meeting. Only when disagreements about conditions of approval cannot be resolved by the applicants and staff prior to the meeting should those issues be raised during the FMPC meeting.



Civil & Environmental Consultants, Inc.

*Celebrating 25 Years*

March 4, 2014

Emily Hunter  
City of Franklin, Department of Planning and Sustainability  
109 3<sup>rd</sup> Avenue South  
Franklin, TN 37064

Dear Ms. Hunter:

Subject: Keystone Crossing at Cool Springs (Ranco Farms Subdivision)  
Site Plan Conditional Approval Extension Request  
CEC Project 120-466 (COF Project # 2499)

On behalf of Duke Realty, LP, please allow this letter to serve as a formal request to extend the Keystone Crossing Site Plan conditional approval an additional six (6) months.

Civil & Environmental Consultants, Inc. (CEC) is currently completing the Conditional Letter of Map Revision (CLOMR) process with FEMA to address the applicable Site Plan conditions of approval received on September 27<sup>th</sup>, 2012. CEC understands that the current Site Plan conditional approval is set to expire on March 27<sup>th</sup>, 2014, but due to the FEMA CLOMR approval process, CEC is respectfully requesting a second and final six (6) month extension until September 27<sup>th</sup>, 2014.

CEC and the owner, Duke Realty, understand that the Site Plan conditional approval will expire on September 27<sup>th</sup>, 2014 with no chance for an additional extension if this final six (6) month extension is granted.

If you have any questions or require additional information, please do not hesitate to contact me by email at [mkeiter@cecinc.com](mailto:mkeiter@cecinc.com) or by telephone at (615) 333-7797 or (615) 330-9503 (cell).

Sincerely,

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

Matthew Keiter, EIT, SIT  
Assistant Project Manager

cc: Trent Skillman, Duke Realty, LP