



**Tri-County Mall  
11700 Princeton Pike  
Major PUD Amendment  
Application #2021-1507  
December 7, 2021 (REVISED)**

**Request:**

To demolish a significant portion of the existing Tri-County Mall and redevelop the site for a mixed use development.

**Comments:**

The applicant is requesting amendment to the approved Final Development Plan for Tri-County Mall to allow for the redevelopment of the site as a mixed use development. Preliminary plans indicate that the two existing parking garages, which contain 3,100 spaces, could remain along with portions of other buildings. The development could include multi-family residential, retail, restaurants, entertainment, office, and hotel, recreation, fitness, and education uses. The redevelopment which would be constructed in a series of five phases with potential sub phases. Since the proposed amendment includes uses other than those previously approved in this PUD, Staff believes the amendment is major pursuant to Section 153.256 (H) (3). The two members of Council who serve on Planning Commission will need to determine if the proposed development is a major departure from approved plans requiring a major amendment to the PUD.

Should Planning Commission choose to recommend the proposed major amendment and Preliminary Development Plan to City Council, the following items need to be considered:

1) The following uses be permitted as a part of the PUD amendment:

A) Multi-family Residential Use:

- i.) Maximum Number of Buildings: 20 Buildings
- ii.) Maximum Number of Units: 2,600 Units
- iii.) Maximum Building Height: Ten Eight Stories

B) Retail, Entertainment and Restaurant Uses:

- i.) Maximum Number of Buildings: 20 Buildings
- ii.) Maximum Number of Square Feet: 600,000 ~~300,000~~ SF
- iii.) Maximum Building Height: Two Stories

C) Fitness Uses:

- i.) Maximum Number of Buildings: Two Buildings
- ii.) Maximum Number of Square Feet: 200,000 ~~120,000~~ SF
- iii.) Maximum Building Height: Two Stories

D) Office Uses:

- i.) Maximum Number of Buildings: ~~Five~~ ~~Three~~-Buildings
- ii.) Maximum Number of Square Feet: ~~750,000~~ ~~500,000~~-SF
- iii.) Maximum Building Height: Five Stories

E) Hospitality Uses:

- i.) Maximum Number of Buildings: Two Buildings
- ii.) Maximum Number of Square Feet: 400 Room Keys
- iii.) Maximum Building Height: Five Stories

F) Site Amenities:

The development is to include a variety of site amenities including nature trails, a dog park, gathering areas, biking and walking trails, and residential open spaces.

G) Additional Uses:

Other uses which are determined by the Planning Commission to be consistent and complimentary to the uses listed above.

- 2) A minimum of 15% of the entire PUD site is to be open space, as defined in Section 153.600.
- 3) The Development Standards contained in Section 153.255 (E) be utilized in the design of the PUD unless modified by Planning Commission.
- 4) Off-street parking be provided and designed pursuant to Section 153.302 unless modified by Planning Commission. Parking may be provided in a combination of garage, surface and on-street parking spaces.
- 5) Outdoor lighting be provided pursuant to the requirements of Section 153.351 unless modified by Planning Commission.
- 6) Landscaping be provided per the requirements of Sections 153.400 through 153.407 unless modified by Planning Commission.
- 7) Signage be provided pursuant to the standards contained in Sections 153.400 through 153.463 unless modified by Planning Commission.
- 8) The applicable provisions of Article 153.252 (F) be addressed unless modified by Planning Commission.
- 9) The applicable provisions of Article 153.253 (D) and (E) be provided unless modified by Planning Commission.

Submitted By:

Anne F. McBride, FAICP  
City Planner