



ITEM SUMMARY

MEETING DATE: December 1, 2025

FROM: Denise Malone, AICP, Director Development and Neighborhood Services

SUBJECT: **Resolution 2025-57 (SP-88-06AA and MSP-25-01)**
Major Site and Development Plan Amendment and Master Sign Plan for Walmart Supercenter at 6294 Forest Hill Boulevard

BACKGROUND

Jacque Pedevillano of Bowman Consulting Group Ltd., agent for the owner, Walmart Stores East, LP is requesting approval of a Major Site and Development Plan Amendment and Master Sign Plan, to expand the existing 116,978 square foot Walmart by 3,370 square feet for the expanded Online Pickup Delivery operations and to add eight (8) Electric Vehicle (EV) charging spaces.

The Development Review Committee reviewed this proposal and recommended approval, followed by the Planning and Zoning Board, which recommended approval by a vote of 5-0 at their meeting on November 13, 2025.

ANALYSIS

The request for approval of the Major Site and Development Plan Amendment (SP-88-06AA) and Master Sign Plan (MSP-25-01) includes a proposed amended Site Plan that provides for the 3,370 square foot expansion to accommodate the expanded Online Pickup Delivery (OPD) operations, along with associated site modifications and signage. The amended Site Plan introduces paved crosswalks and provides for a total of 543 parking spaces, including 18 ADA accessible spaces, 33 OPD spaces, and eight (8) EV charging spaces.

An Administrative Variance (BA-24-03) was processed to allow a 9% reduction (59 spaces) from the required 602 spaces. The proposal satisfies the applicable City Code requirements for approval of the Major Site and Development Plan Amendment, and Master Sign Plan, and Staff's findings of fact are indicated in the Staff Report with 28 conditions of approval.

FINANCIAL INFORMATION

Prior to the issuance of any Building Permits, the applicant shall be required to pay all applicable impact fees, including the City's impact fee of \$2.80 per square foot of non-residential floor area per Section 16-201, as well as the amounts due under the City's Arts in Public Places (AIPP) Program.

LEGAL

Resolution 2025-57 was prepared in accordance with all applicable State Statutes and City Code requirements. The document has been reviewed for legal sufficiency.

STAFF RECOMMENDATION

Approval of SP-88-06AA and MSP-25-01 through the adoption of Resolution 2025-57.