

CHAFFEE CROSSING REDEVELOPMENT PLAN

FUTURE LAND USE PLAN

LEGEND

Proposed Land Use Mix

- Commercial/Office
60% Commercial: 345 ac.
30% Office: 183 ac.
10% Residential: 61 ac.
- Mixed Use: Residential/Commercial/Office
60% Residential: 309 ac.
30% Office: 184 ac.
10% Commercial: 52 ac.
- Mixed Use: Neighborhood Commercial/Office
70% Neighborhood Commercial: 19 ac.
25% Neighborhood Office: 7 ac.
5% Institutional (post office, library, church): 1.5 ac.
- Single Family Residential: 457 ac.
- Mixed Use: Business Park
80% Office: 84 ac.
20% Light Industrial: 21 ac.
- Mixed Use: Historic Area
15% Commercial: 31 ac.
25% Office: 52 ac.
25% Institutional (museum, church): 52 ac.
35% Residential: 73 ac.
- Institutional: 223 ac.
- Institutional: Technical/Education: 333 ac.
- Mixed Use: Industrial/Office
80% Light Industrial: 411 ac.
20% Office: 153 ac.
- Landfill: 406 ac.
- Former Landfill: 58 ac.*
- Park/Open Space (Public): 2101 ac.
- Community Attraction (Private): 269 ac.
- Cemetery: 17 ac.

- Primary Entry Gateway
- ★ Development Node
- 10-Minute Walk Radius (1/2 mile)
- Proposed Trail Connection
- Water
- 100-Year Floodplain
- National Wetlands Inventory Designated Wetland
- Wetland Preservation
- Wetland Restoration
- FCRA Boundary
- Future I-49 Right of Way
- City Limits: Fort Smith & Baring shared boundary

* Restricted Area: see EDC4, recorded in Sebastian County, AR as document #7117818.

January 9, 2017

