

CHAFFEE CROSSING REDEVELOPMENT PLAN

FUTURE LAND USE PLAN

LEGEND

Land Use Mix

- Commercial/Office**
60% Commercial: 208.5 ac.
30% Office: 104 ac.
10% Residential: 35 ac.
- Mixed Use: Residential/Commercial/Office**
60% Residential: 338.5 ac.
30% Office: 169 ac.
10% Commercial: 56.5 ac.
- Mixed Use: Neighborhood Commercial/Office**
70% Neighborhood Commercial: 6.5 ac.
25% Neighborhood Office: 2.5 ac.
5% Institutional (post office, library, church): 0.5 ac.
- Single Family Residential**: 803 ac.
- Mixed Use: Business Park**
80% Office: 72 ac.
20% Light Industrial: 18 ac.
- Mixed Use: Historic Area**
15% Commercial: 25 ac.
25% Office: 41.5 ac.
25% Institutional (museum, church): 41.5 ac.
35% Residential: 58 ac.
- Institutional**: 153 ac.
- Institutional: Technical/Education**: 347 ac.
- Mixed Use: Industrial/Office**
80% Light Industrial: 742 ac.
20% Office: 186 ac.
- Landfill**: 406 ac.
- Former Landfill**: 60 ac.*
- Park/Open Space (Public)**: 2100 ac.
- Community Attraction (Private)**: 275 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 & Barling shared boundary**

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

March 10, 2026

