SIGNALFORGE / SITE DECISION BRIEF

One corridor. Different project records.

3800-3900 blocks of East Highway 412
Siloam Springs, Arkansas | Sample prepared November 5, 2026

DEMONSTRATION SAMPLE - NOT A COMMISSIONED CLIENT ASSIGNMENT

The question

Does the latest restaurant filing represent a distinct research target, or simply repeat the older Chick-fil-A proceeding?

A separately numbered restaurant proposal is documented. Treat it as a distinct case record; do not assume a distinct or identical parcel.

What the records establish

Record	Supported finding	Evidence status
SD26-05	An October 2, 2026 city memo lists a proposed approximately 5,780 SF Longhorn Steak House in the 3900 block. It is included in the November 10 draft-review materials. [1]	Primary record checked. Final disposition not established.
SD25-13	January 13, 2026 minutes record a unanimous approval motion for Chick-fil-A, with the staff-report condition and a ten-day appeal period. [3]	Approval vote documented. Later condition clearance not checked.

Decision implication

A broker can pursue a targeted planning-status check using the new case number instead of treating every Highway 412 reference as a fresh acquisition lead. Neither record establishes that land is for sale or lease. This is SignalForge analysis, not a finding by the city.

Recommended next step: Obtain the current case file and parcel exhibit for SD26-05, then verify the November 10 outcome once a decision record is published. Resolve the site identity before connecting it to older applications or contacting an owner.

RECORD TRAIL / WHAT CHANGED

A traceable project history

Dates below refer to the underlying document or recorded event, not a claim of current construction status.

Date	Documented event	Why it matters
Sep. 17, 2025	Staff report for RZ25-11 describes a 6.2-acre A-1 to C-2 request involving parcels 03-04289-000, 03-04290-000 and 03-04291-000. It names Lynch Butler and Bowman Consulting. [4]	A historical identity anchor; not independent proof of current ownership or boundaries.
Dec. 9, 2025	Minutes reproduced in the January packet record tabling SD25-13 to January 13. [2]	A scheduled or tabled item is not an approval.
Jan. 13, 2026	Published minutes record approval of SD25-13 with a condition, subject to an appeal period. [3]	This advances the evidence beyond a staff recommendation.
Oct. 2, 2026	City review memo identifies SD26-05 and the Longhorn Steak House proposal. [1]	This supplies a case number and project identity missing from a generic hearing notice.
Nov. 10, 2026	The city index labels a Planning Commission draft review for this date. [1,5]	Future at the research cutoff; not evidence of a vote.

Historical linkage: supported, but limited

The January staff-report pages for SD25-13 carry parcel number **03-04291-000**, one of the parcels in RZ25-11. This supports a parcel reference shared by those historical files. It does not prove unchanged boundaries or establish a parcel match with SD26-05. [2,4]

Condition and status limits

The SD25-13 staff report calls for drainage and utility easement dedication before a Certificate of Occupancy. Its 4,997 SF restaurant proposal and listed C-2 zoning describe that application record. They are not a current zoning certification, proof of occupancy, or confirmation that every condition was satisfied. [2]

The checked sources do not establish today's owner, availability, asking price, construction progress, opening date, or the outcome of any appeal. Unchecked facts remain open rather than being filled with assumptions.

What to verify before acting

Priority	Verification	Evidence needed to close it
1 - Identity	Match SD26-05 to the current parcel or legal description.	Application exhibit plus current assessor/GIS record; use recorded instruments where ownership or boundary changes matter.
2 - Decision	Confirm the SD26-05 disposition after review.	Published minutes, signed decision, or written planning confirmation; distinguish conditions and appeals.
3 - Feasibility	Identify unresolved conditions and required next approvals.	Current case conditions, easement records, permits and, where relevant, qualified professional review.
4 - Availability	Check whether any commercial opportunity actually exists.	Current authorized listing or direct confirmation from the verified owner/representative. A filing alone is insufficient.

Primary sources checked November 5, 2026

[1] City project review packet: October 2, 2026 memo, PDF p. 1, item 2. SD26-05 project identity and review schedule. Open original source

[2] January 13, 2026 Planning Commission packet: December 9 minutes, item E1; staff report PDF pp. 4-5. SD25-13 scope, parcel and condition. Open original source

[3] March 3, 2026 Board packet: included January 13 Planning Commission minutes, PDF p. 9, item F1. SD25-13 approval motion. Open original source

[4] November 18, 2025 Board packet: RZ25-11 staff report, PDF pp. 80-81. Historical parcel references and rezoning request. Open original source

[5] City planning review index: November 10, 2026 draft-review heading and linked packet. Open original source

Scope of this sample

A focused public-record review demonstrating case identification, chronology, evidence limits and next checks. It is not a title search, appraisal, legal opinion, zoning certification, engineering review, or recommendation to buy or sell. SignalForge is independent of the city and the named project parties. Sources can change; refresh the record before a transaction.