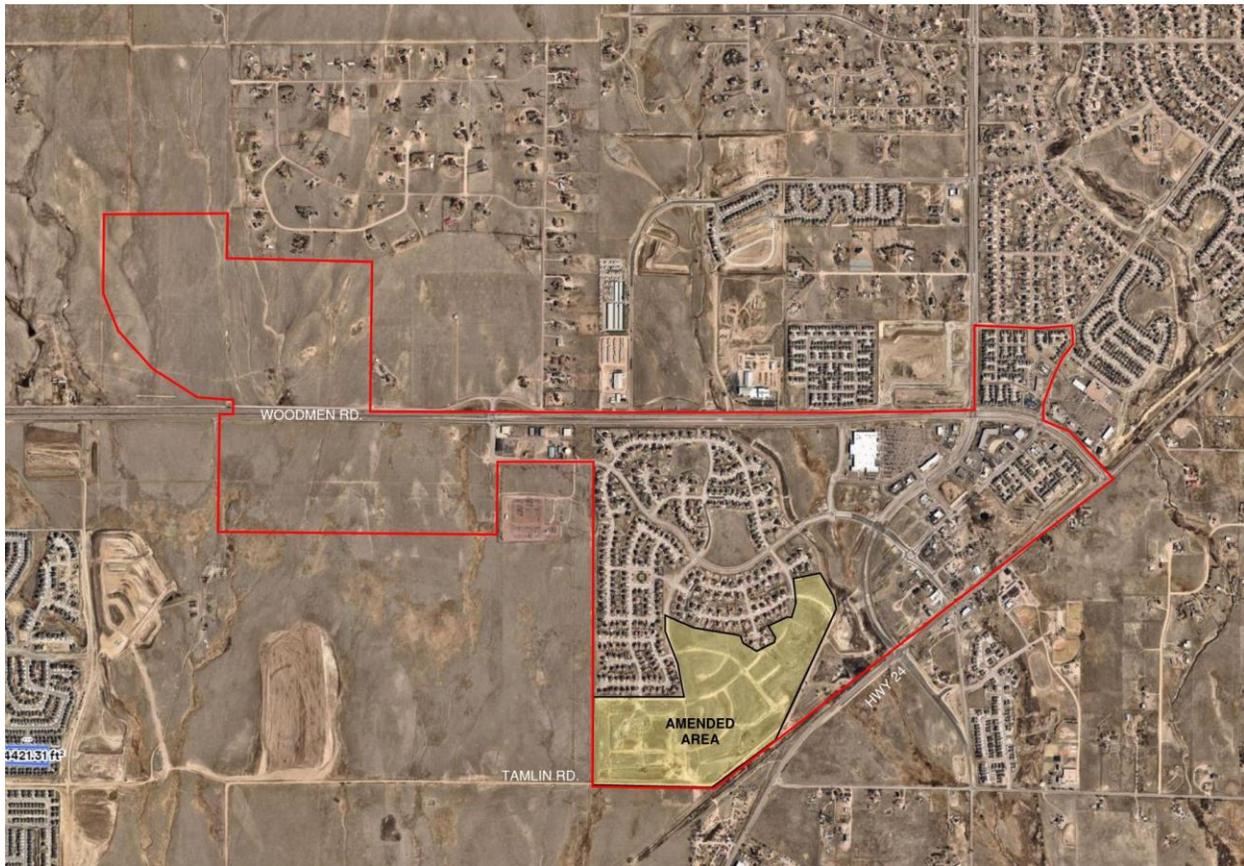


**FALCON HIGHLANDS FILING NO. 3  
SKETCH PLAN MAJOR AMENDMENT**

**Impact Identification Statement**

**October 6, 2021**



**PREPARED FOR:**

Challenger Communities  
8605 Explorer Dr., Suite 250  
Colorado Springs, CO 80920

**PREPARED BY:**

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**Site Location, Size, Zoning:**

The Falcon Highlands project is located south of Woodmen Rd, west of State Highway 24 and west of New Meridian Rd. in the Falcon area of El Paso County. The Falcon Highlands Sketch Plan area is currently zoned PUD with an approved use of single family residential at a density of 1.58 DU/ Acre. The Falcon Highlands Sketch Plan was most recently amended in 2007 to permit increased commercial acreage.

The proposed site amendment area is bordered by existing residential development to the north; a drainage channel to the east; and vacant land to the south and west. The existing development to the north is single family residential and is a part of the Falcon Highlands Sketch Plan. The drainage channel to the east is also within the Falcon Highlands Sketch plan and is in FEMA zone AE and will remain unaffected by this amendment. The vacant land to the south and east is a part of the City of Colorado Springs, currently zoned R to the south and R1-6 to the east. The amended area contains no natural drainage ways or significant natural features.

The purpose of this application is to request approval of a major sketch plan amendment to the Falcon Highlands Sketch Plan originally approved in 2004. The area as part of this amendment request within the existing Falcon Highlands development is currently known as Filing 3 and encompasses 114.1 total acres. These 114 acres was originally part of a larger 240 acre parcel permitting single family residential at 1.58 Du/ Acre. Much of these 240 acres has been developed and constructed as part of Falcon Highlands Filing No. 1 and No. 2 existing lots as small as 10,000 SF up to an acre or larger in size. The amended area is proposing to include 19.8 acres of residential single family residential at a density of 1.0-2.99 DU/AC to align with the existing neighborhood and 95.1 acres at a density of 3.0-5.99 DU/AC. The proposed higher density land use area will be buffered by Antelope Meadow Circle. The zoning will remain PUD with a future submittal to include a comprehensive PUDSP outlined the development in detail.

**Topography**

The topography of the project site is relatively flat draining to the southwest. There are grade changes of approximately 35' in a westerly direction as the site slopes down towards the south and west. The existing slopes are slight to moderate with no portions of the proposed site possessing slopes that would prevent development. The site is suitable for development and is not impacted by the existing grades. Current acceptable state and local best grading practices will be employed. The site slopes to the south and west where drainage will be collected into existing facilities.

**Hydrologic Features/ Flood Hazard/ Floodplain**

There is no major hydrologic feature within the project site. This property is not located within a designated FEMA floodplain as determined by the flood insurance rate map, community map number '08041C0545G, 08041C0561G', effective date 'December 7, 2018'. Just east of the amended area is a regulatory floodway in the FEMA Zone AE. This area will not be impact with this amendment.

The development will drain to a series of detention ponds along the southern edge of the site, adjacent to Tamlin Rd. Flows will then be conveyed offsite in a manner consistent with El Paso County and State requirements.

**Wetlands**

There are no jurisdictional wetlands found on site as there are no hydrologic features within the project site.

**Soils**

The soils are suitable for construction with any necessary soil hazards to be mitigated using common and accepted engineering design techniques. More detailed soil investigations may be provided with future submittals. An Engineering Geology Study was completed in 2000 for the Falcon Highlands development. This study indicated the site is relatively free from geologic hazards with the more significant hazard potential to be erosion, potential for flooding and shallow groundwater. The potential hazards identified are relatively common to the region and are mitigated by accepted engineering design techniques and construction practices. More detailed soil investigations may be provided with future submittals.

**Scenic Resources & Unique Natural Areas**

There are no unique natural features or scenic resources on the project site.

**Wildlife and Migratory Birds**

Proposed landscaping will include low-water use plant material, and where possible, the plant material will be native to the Colorado Springs region.

The Colorado Division of Wildlife note the following as also present in the area.

- Prairie Dog
- Mule Deer
- Pronghorn Antelope
- Fox species
- Coyote
- Rabbits
- Raptors
- Songbirds
- Numerous Small Mammals

Due to the construction activity and adjoining residential developments, it is not anticipated that this application will have significant impacts on wildlife in the area.

The U.S. Fish and Wildlife Service's IPaC mapper and website database (<https://ecos.fws.gov/ipac/>) was used to determine the potential of migratory birds within the area. The IPaC mapper listed 2 migratory birds that may be affected by Falcon Highlands; however, this list may also include birds occurring outside this area's FWS office jurisdiction. Breeding migratory birds do receive statutory protection; however, the site contains very few if any trees. There is potential for vegetation to be reestablished along the drainage channel to the east which could introduce additional bird habitat. In addition, there are no critical habitats or rare/ threatened species found to be present on the site.