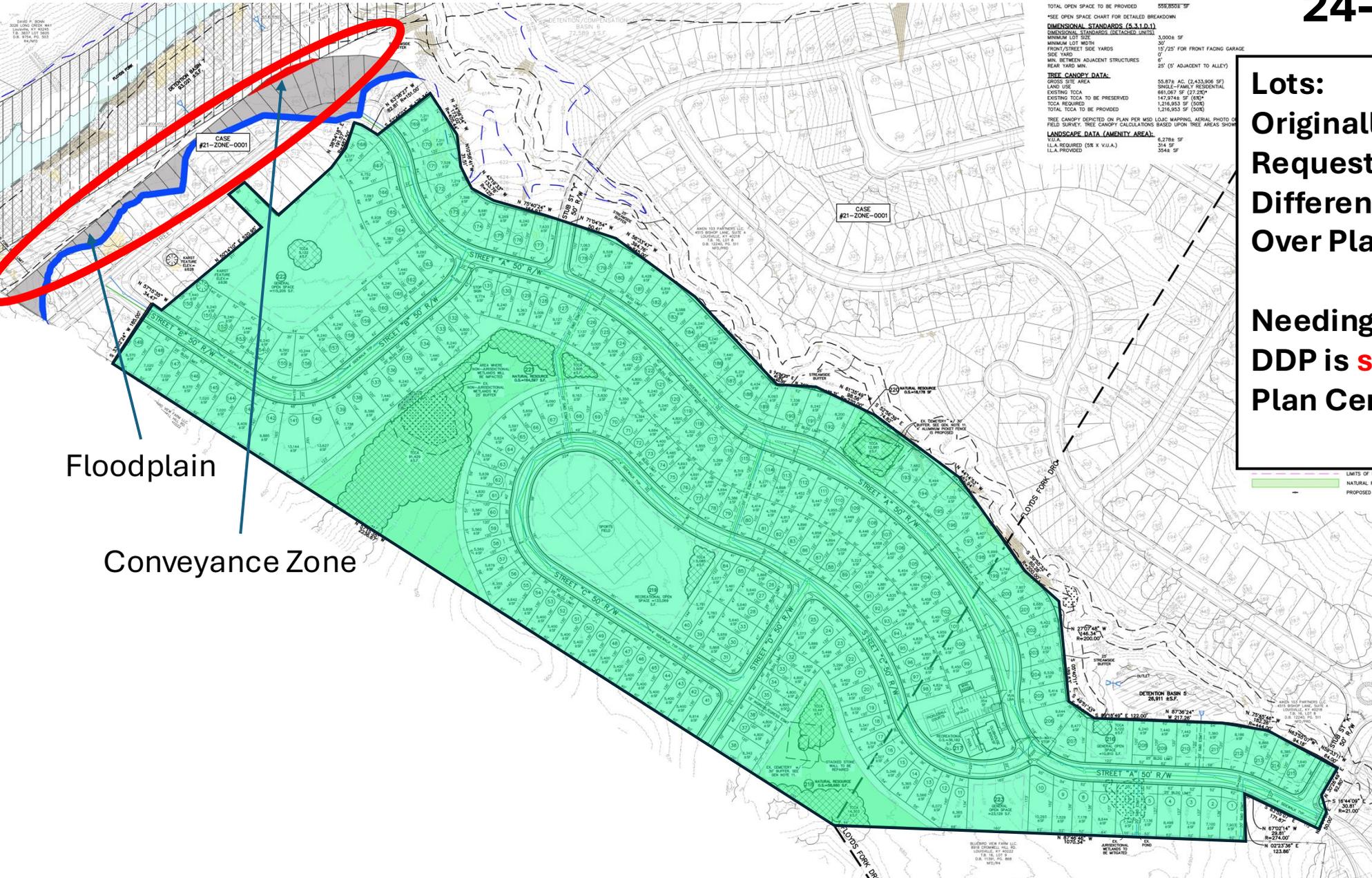


24-DDP-0078



# 24-DDP-0078



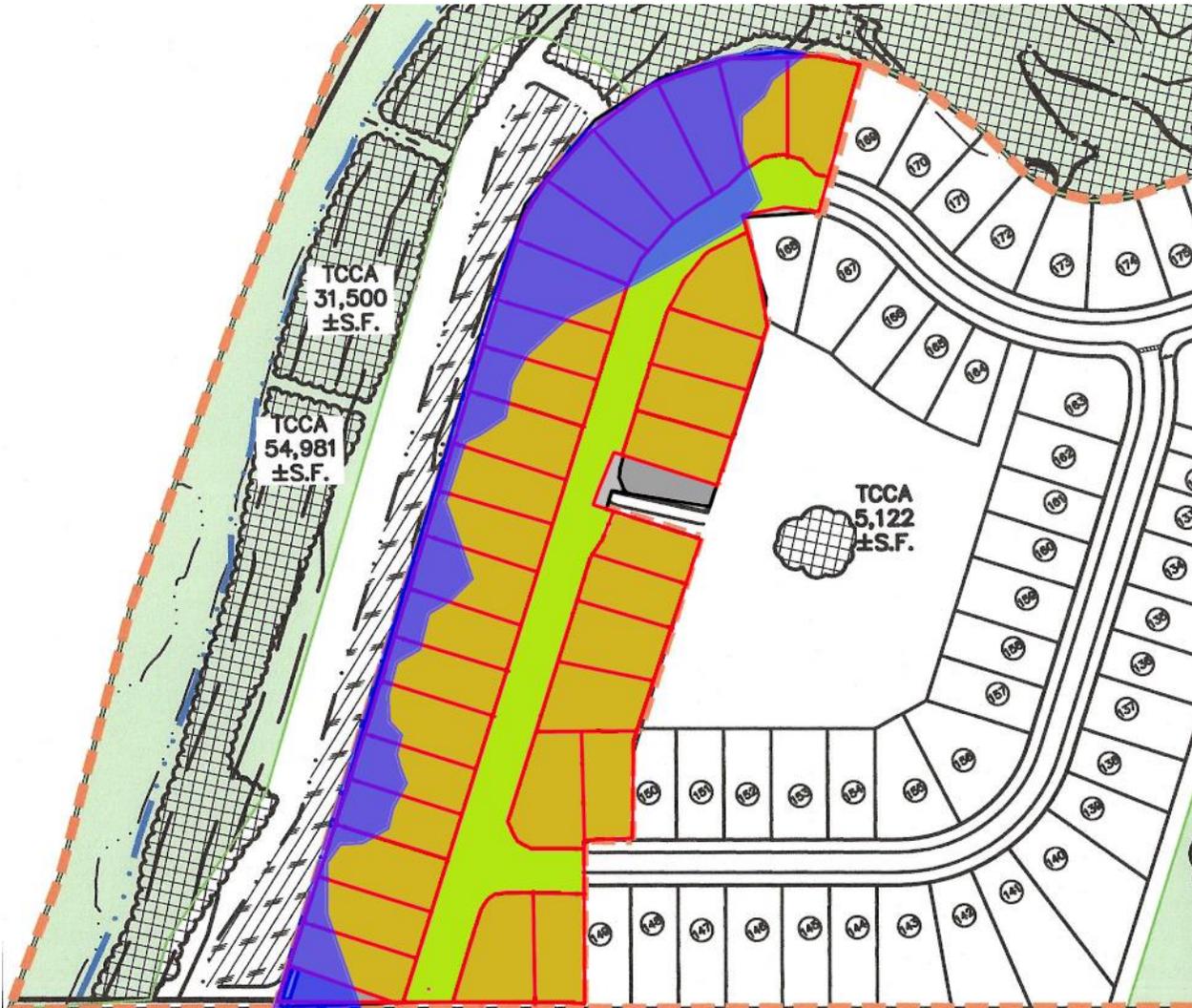
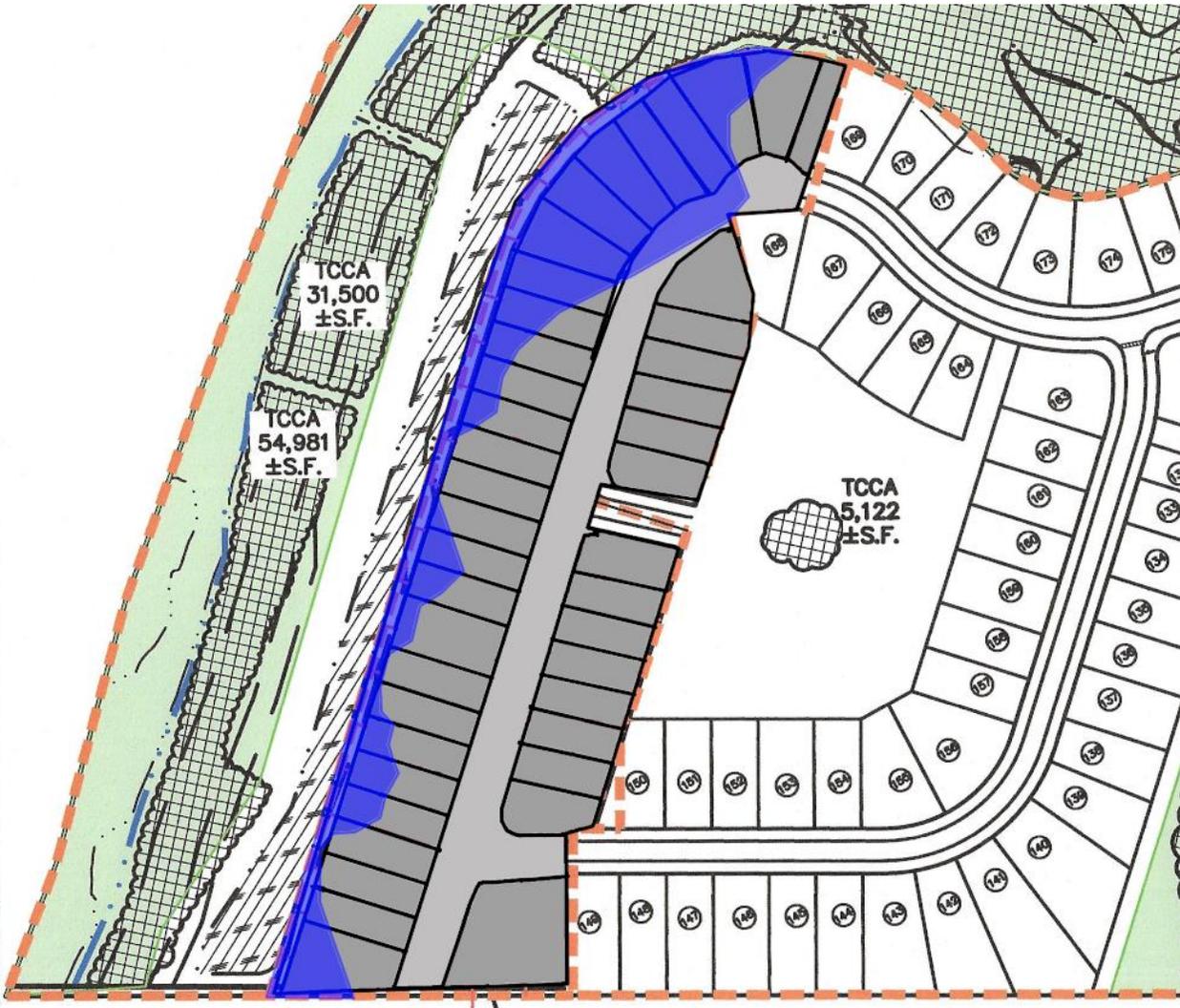
TOTAL OPEN SPACE TO BE PROVIDED 559,855E SF  
\*SEE OPEN SPACE CHART FOR DETAILED BREAKDOWN  
**DIMENSIONAL STANDARDS (S.3.1.D.1)**  
MINIMUM LOT SIZE 3,000E SF  
MINIMUM LOT WIDTH 30'  
FRONT/STREET SIDE YARDS 10' 25' FOR FRONT FACING GARAGE  
SIDE YARD 0'  
MIN. BETWEEN ADJACENT STRUCTURES 6'  
REAR YARD MIN. 25' (0' ADJACENT TO ALLEY)  
**TREE CANOPY DATA:**  
EXISTING TREE AREA 55,87E AC. (2,433,90E SF)  
LAND USE TOCA SINGLE-FAMILY RESIDENTIAL 861,07E SF (27,25E)  
EXISTING TOCA 147,07E SF (85E)  
TOCA REQUIRED 1,216,95E SF (50E)  
TOTAL TOCA TO BE PROVIDED 1,216,95E SF (50E)  
TREE CANOPY CALCULATED ON PLAN PER MED. LOAD MAPPING. AERIAL PHOTO OF FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON THESE AREAS SHOWN.  
**LANDSCAPE DATA (AMENITY AREA):**  
TOTAL 6,378E SF  
LLA REQUIRED (6E X V.I.A.) 314 SF  
LLA PROVIDED 354E SF

<b>Lots:</b>	
<b>Originally Approved:</b>	<b>286</b>
<b>Requesting:</b>	<b>215</b>
<b>Difference:</b>	<b>71</b>
<b>Over Plan Certain:</b>	<b>21</b>
<b>Needing to remove 92 lots.</b>	
<b>DDP is still 21 lots over the 866</b>	
<b>Plan Certain</b>	

Floodplain  
Conveyance Zone

44 lots

33 lots





## KEITH REESE, PGA

General Manager

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Valhalla Golf Club & "VGC Members" Private Group

@valhallagolf



## VALHALLA IS HOST TO:

1996 PGA Championship

2000 PGA Championship

2004 Senior PGA Championship

2008 Ryder Cup

2011 Senior PGA Championship

2014 PGA Championship

2024 PGA Championship

2028 Solheim Cup



Case Manager: Kaitlin Dever

Case #: 21-Zone-0001, 24-DDP-0039

Dear Metro Council Members and Ms. Kaitlin Dever,

In its 40 years of existence, Valhalla Golf Club has become a valuable part of the Louisville Community. As one of the owners of Valhalla Golf Club, I would like to express my concern for current and future development in the Floyds Fork watershed, including developments on Johnson and Akin Roads. The Floyds Fork watershed is an integral part of our Club and a source of beauty and recreation for all Louisville residents.

Increased development has contributed to much higher water levels and continuous erosion in Floyds Fork and its tributaries, such as Brush Run and Chenoweth Run Creeks, which also flow through Valhalla Golf Club. The rising water levels during rain events have raised significant concern not just from a golf recreation standpoint but from a community impact point of view. The PGA Championship last year was a resounding success, bringing excitement and considerable notoriety to the Louisville community. Our next major golf event is the Solheim Cup, slated for 2028. This event will once again focus the eyes of the world on the city of Louisville and the Commonwealth of Kentucky as we host this exciting event, which has the best US women golfers matched against the best women golfers from Europe. These major championships have a tremendous impact on the Commonwealth and local communities, bringing in millions of dollars in economic impact. We fear that rising water levels could impact areas of this Championship venue to a point that could make the course unplayable, thus forcing event hosts to move their event to another city and halt discussions about future events.

As development has continued along Floyds Fork, in some cases within the floodplain itself, we have seen a greater impact of more numerous flooding events where Floyds Fork and its tributaries leave their banks in a substantial way. The most recent flooding last week (February 15 and 16) is a prime example of how the Floyds Fork waterway has begun to change already. By midday Sunday, the water in Floyds Fork had risen to nearly 20 feet, approximately 13 to 15 feet above normal. Below is a video link showing the flood waters taking over and rendering nearly all of the first nine holes impassable at Valhalla Golf Club.

[Link to Valhalla Flooding Video](#)

The Floyds Fork watershed touches many different aspects of the community. Future development in and around this watershed could have far-reaching negative impacts on our local community. We hope you will consider this and other negative implications when deciding on future development in the Floyds Fork watershed.

Sincerely,

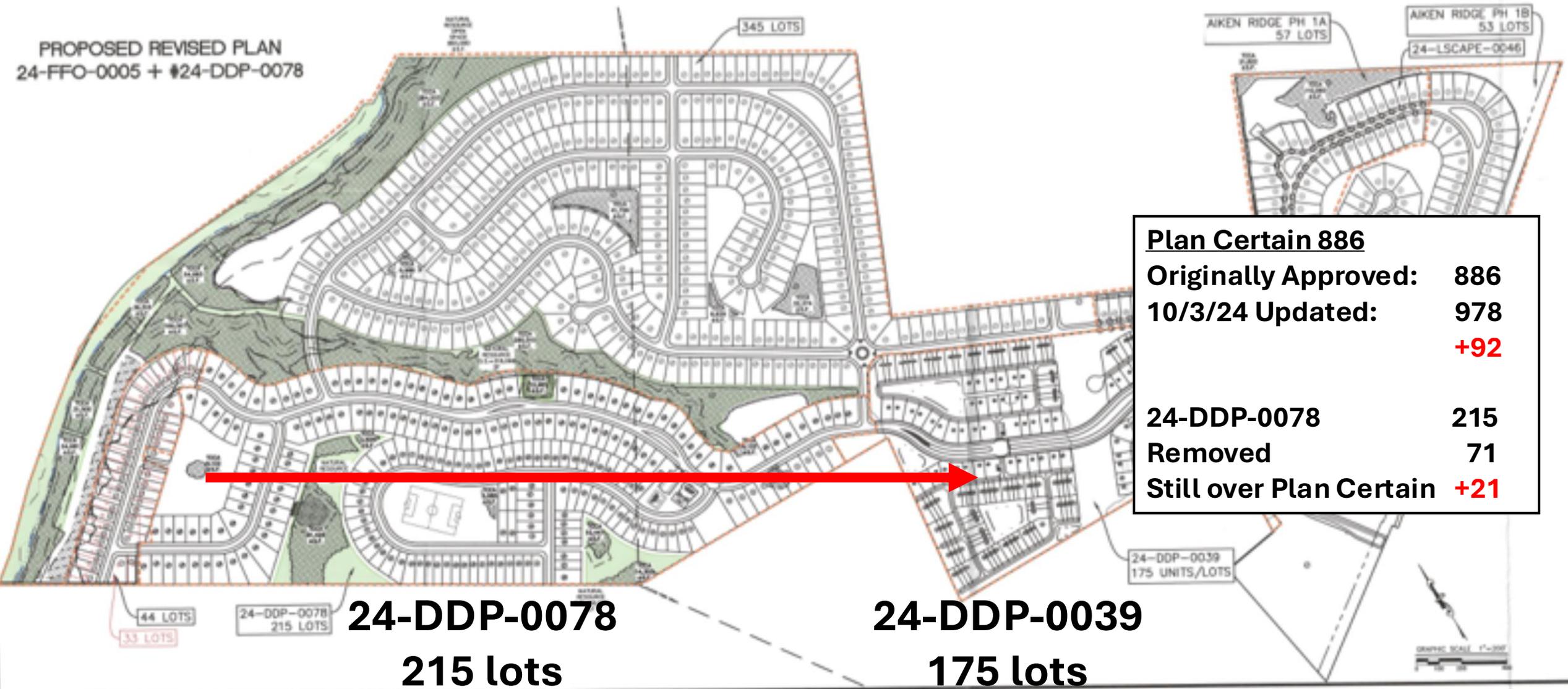
*Jimmy Kirchnerfer, Owner Valhalla Golf Club*

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PROPOSED REVISED PLAN  
24-FFO-0005 + #24-DDP-0078



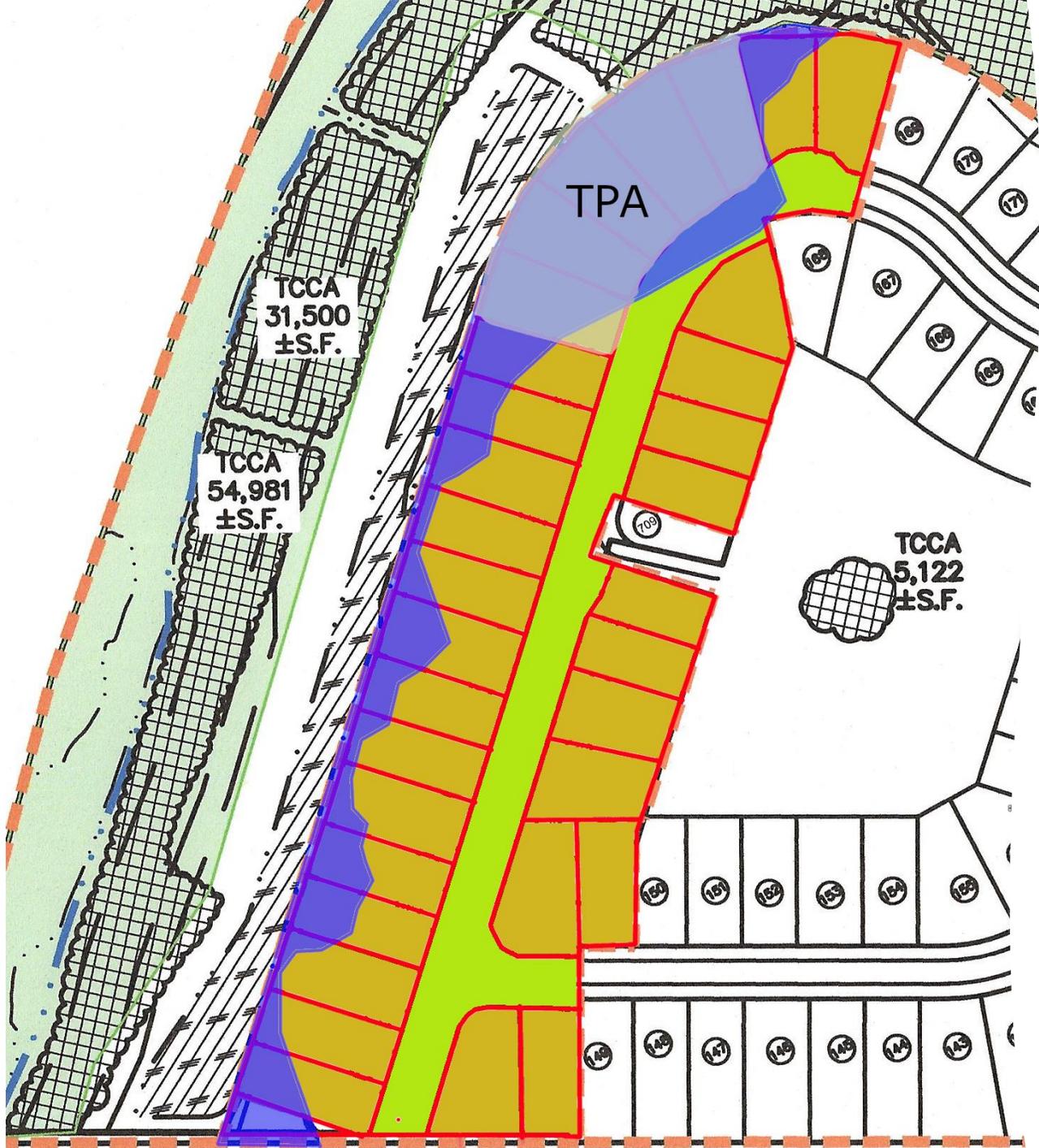
<b>Plan Certain 886</b>	
Originally Approved:	886
10/3/24 Updated:	978
	<b>+92</b>
24-DDP-0078	215
Removed	71
Still over Plan Certain	<b>+21</b>

**24-DDP-0078**  
**215 lots**

**24-DDP-0039**  
**175 lots**

**+92**





TPA

TCCA  
31,500  
±S.F.

TCCA  
54,981  
±S.F.

TCCA  
5,122  
±S.F.

150 151 152 153 154 155

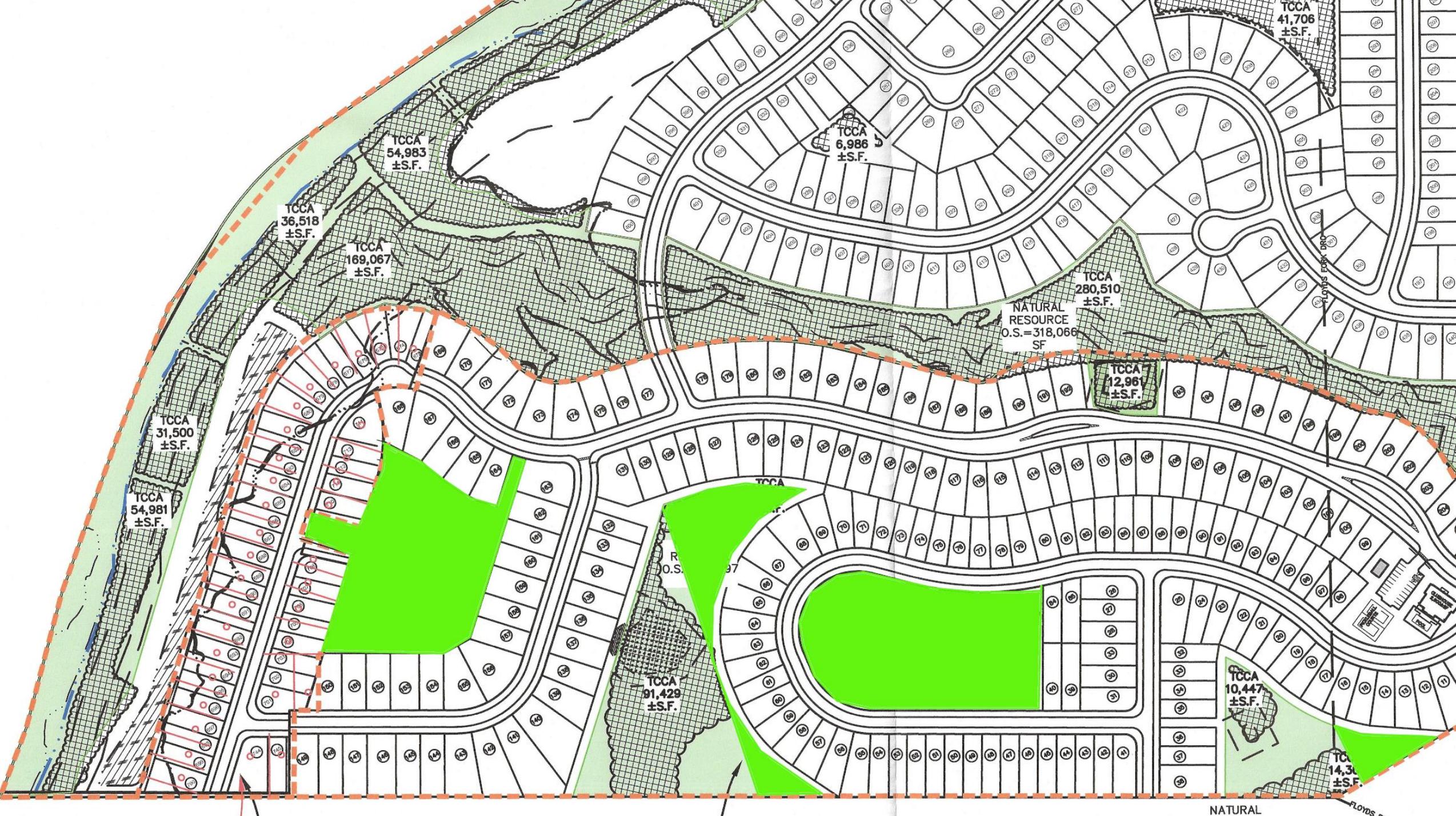
145 146 147 148 149 150

166 170 171

165 167 168 169

109

24-DDP-0078



TCCA  
41,706  
±S.F.

TCCA  
6,986  
±S.F.

TCCA  
54,983  
±S.F.

TCCA  
36,518  
±S.F.

TCCA  
169,067  
±S.F.

TCCA  
280,510  
±S.F.

NATURAL  
RESOURCE  
O.S. = 318,066  
SF

TCCA  
12,961  
±S.F.

TCCA  
31,500  
±S.F.

TCCA  
54,981  
±S.F.

TCCA  
91,429  
±S.F.

TCCA  
10,447  
±S.F.

TCCA  
14,300  
±S.F.

NATURAL

FLOYDS