

24-DDP-0078

PRELIMINARY APPROVAL

Condition of Approval: _____

Michael A. TK 2-2-22

Development Review _____ Date _____

LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT

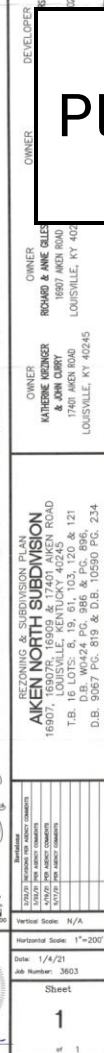


DEL SCOTT
 PLANNING ► PLANNING ► LANDSCAPE ARCHITECTURE
 Wisconsin Blvd., Louisville, KY 40219
 404-11308 ► www.DelScott.com



21-ZONE-0001

Plan Certain – 866

[illegible][illegible][illegible]

BEACH

ROAD

Hwy. 1

HOTEL

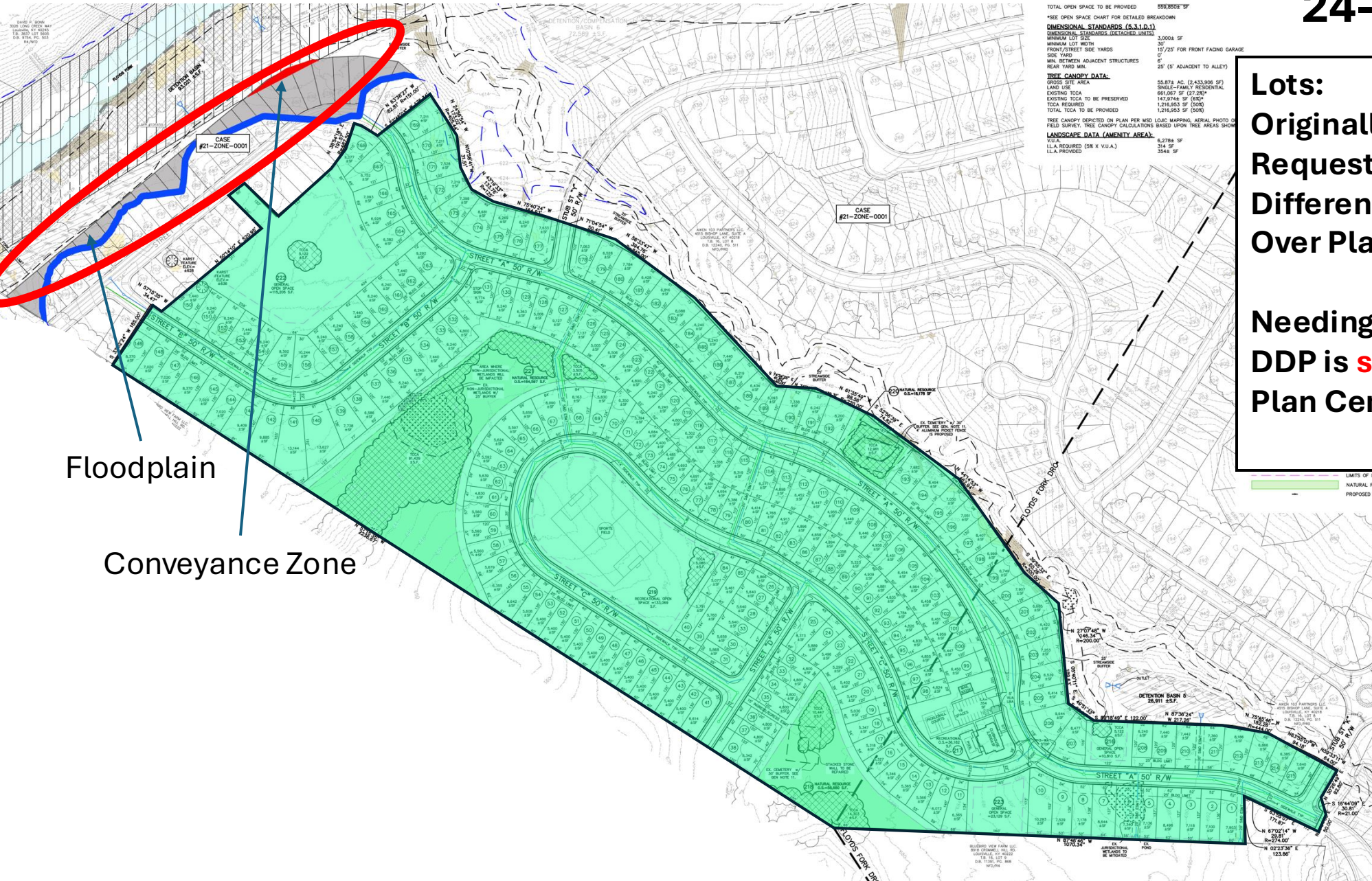
RESTAURANT

SEA

CLIFF

GRAPHIC SCALE 1"=200'

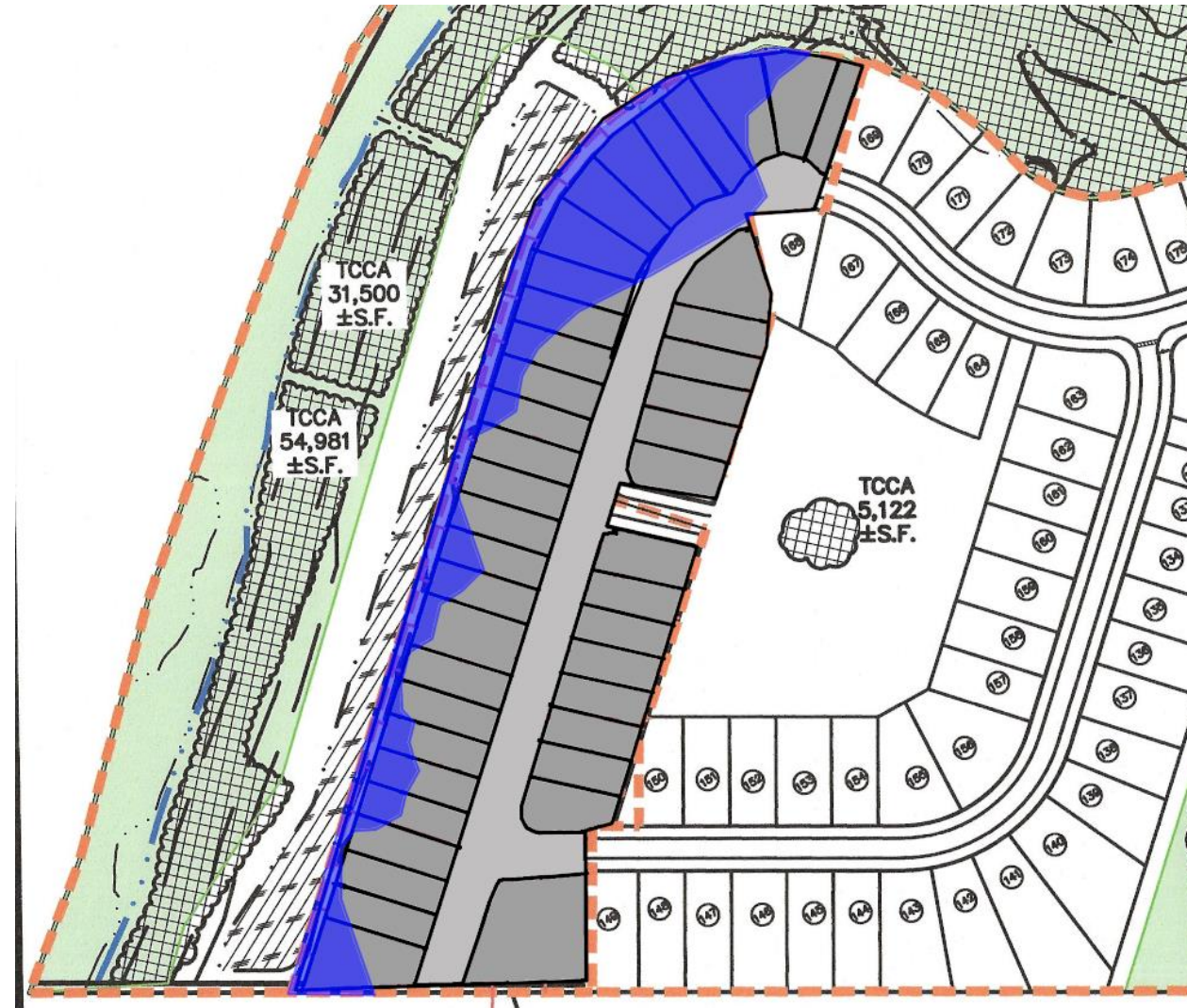
24-DDP-0078



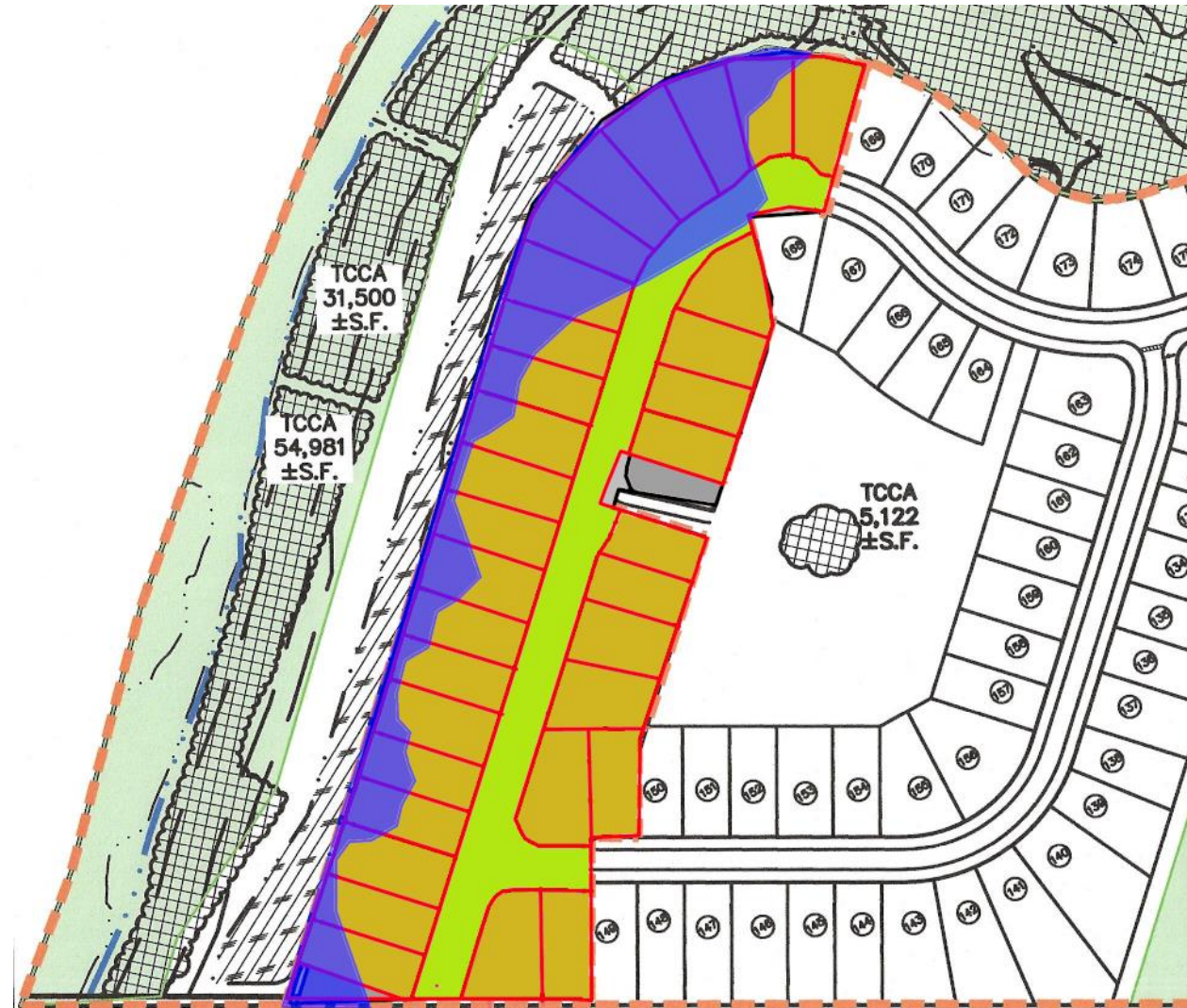
TOTAL OPEN SPACE TO BE PROVIDED 559,855 SF
*SEE OPEN SPACE CHART FOR DETAILED BREAKDOWN
DIMENSIONAL STANDARDS (S.3.1.0.1)
MINIMUM LOT SIZE 3,000 SF
MINIMUM LOT WIDTH 30'
FRONT/STREET SIDE YARDS 10' / 25' FOR FRONT FACING GARAGE
SIDE YARD 0'
MIN. BETWEEN ADJACENT STRUCTURES 6'
REAR YARD MIN. 25' (0' ADJACENT TO ALLEY)
TREE CANOPY DATA:
EXISTING SITE AREA 55,878 AC (2,433,906 SF)
LAND USE TOCA 861,067 SF (27,254')
EXISTING TOCA 147,074 SF (684')
TOCA REQUIRED 1,216,953 SF (5000)
TOTAL TOCA TO BE PROVIDED 1,216,953 SF (5000)
TREE CANOPY EXPECTED ON PLAN PER MCD LQA MAPPING AERIAL PHOTO OF FIELD SURVEY TREE CANOPY CALCULATIONS BASED UPON THESE AREAS SHOWN
LANDSCAPE DATA (AMENITY AREA):
LLA REQUIRED (SEE V.G.A.) 6,378 SF
LLA PROVIDED 314 SF
LLA PROVIDED 3544 SF

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

44 lots



33 lots





KEITH REESE, PGA

General Manager

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@valhallagolf & @valhallagolfshop
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,

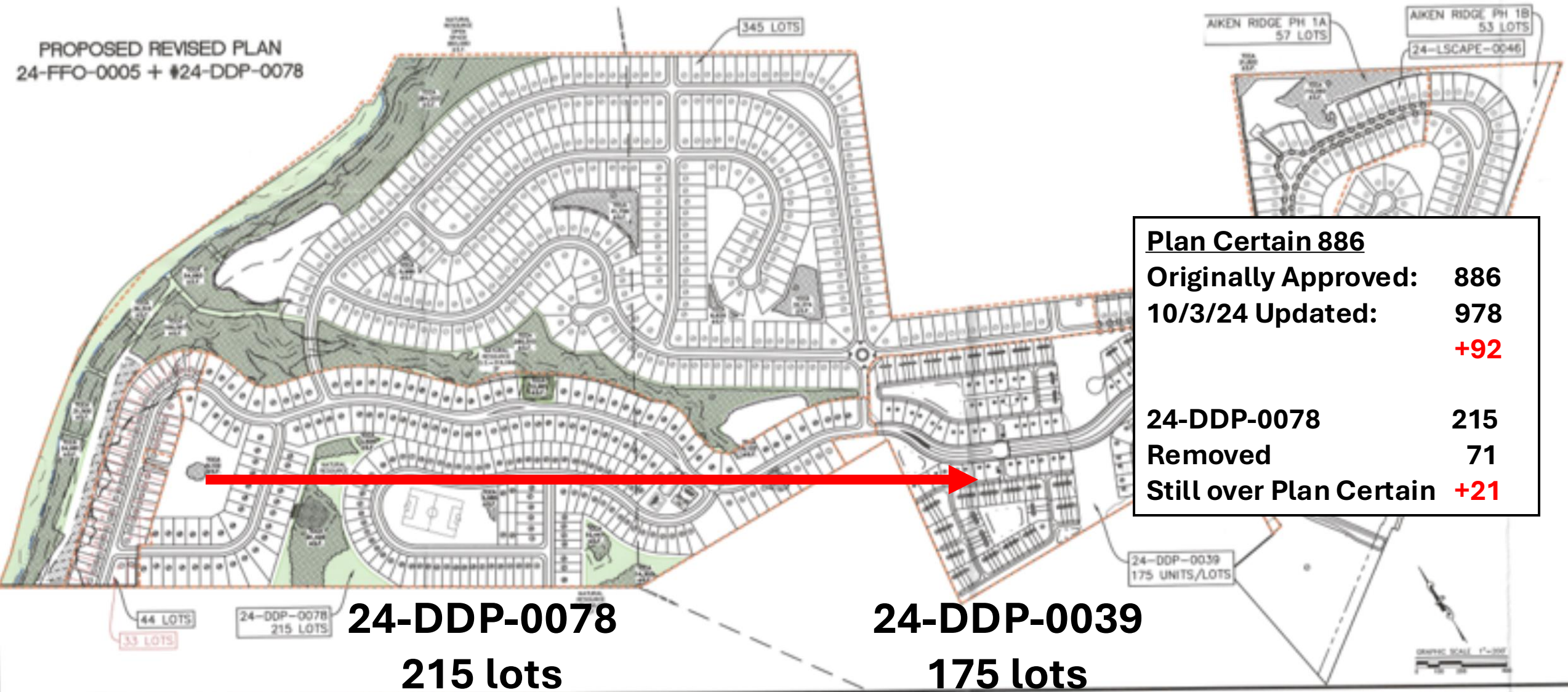
Tommy Kirchdorfer, Owner Valhalla Golf Club

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



24-DDP-0078
215 lots

24-DDP-0039
175 lots

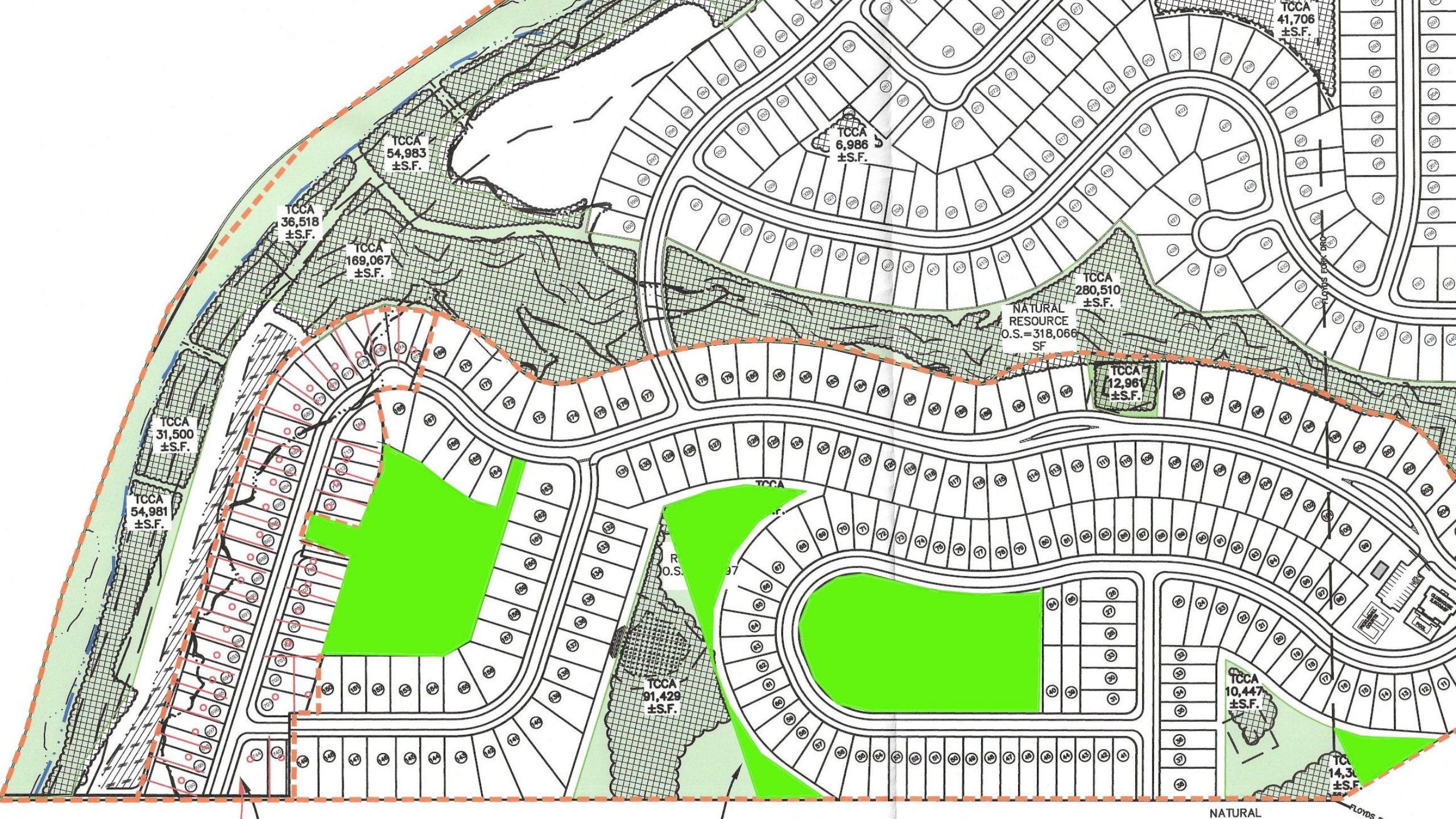
+92

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





24-DDP-0078



NATURAL

FLOYDS