



CITY OF PATASKALA PLANNING & ZONING DEPARTMENT

621 West Broad Street, Suite 2A
Pataskala, Ohio 43062

AGRICULTURAL PROTECTION DISTRICT REPORT

March 1, 2021

Background

An Agricultural District provides protection for farmers against nuisance lawsuits, defer expensive development assessments until the land is changed to a non-agriculture use, and offers state scrutiny of local eminent domain acquisitions in certain cases. Placing property in an Agricultural District allows a farm to continue to operate without incurring unreasonable pressures from urbanization.

To qualify, the land must be in agricultural production and be comprised of tracts, lots or parcels that are at least 10 acres in size or have generated an average gross income of at least \$2,500 during the past three years.

When the property is located within the boundaries of a municipal corporation, a public hearing must be held by the municipal council to consider the appropriateness of authorizing or renewing the Agricultural District designation. It must be determined that Agricultural District designation would not present a substantial adverse effect on the provision of municipal services, efficient use of land, orderly growth and development of the municipal corporation or the public health, safety or welfare.

Application: Ayrkat Limited

Owner:	Ayrkat Limited
Owner's Address:	10573 Mill Street SW
Parcel Number:	064-152868-00.000, 064-141714-00.000 and 064-152880-00.004
Property Location:	0 Mill Street Road
Acres:	158.62 acres

Staff Review

- Average Gross Income Qualification: The properties are enrolled within CAUV; therefore, the Licking County Auditor's review is accepted as verification of eligibility for the Agricultural Protection District.
- Zoning: The subject properties are zoned AG – Agriculture. Surrounding properties are zoned as follows:

Direction	Zoning
North	AG – Agriculture
East	R-7 – Village Single-Family Residential and PDD – Planned Development District
South	AG – Agriculture
West	AG – Agriculture

- Future Land Use Map: The subject properties are designated for Medium Density Residential and High Density Residential. Surrounding properties are designated as follows:

Direction	Future Land Use Designation
North	Medium Density Residential
East	Medium Density Residential and Mixed Use
South	Medium Density Residential and High Density Residential
West	Medium Density Residential and Agriculture/Low Density Residential

- Area Development: None
- Infrastructure Plans: None
- Comments: Staff has no objections to this application.

APPLICATION FOR PLACEMENT OF FARMLAND
IN AN AGRICULTURAL DISTRICT

R.C. Section 929.02

(SEE REVERSE SIDE FOR INSTRUCTIONS BEFORE COMPLETING APPLICATION)

3135
FILE NUMBER

New Application _____
Renewal Application ✓

A. Owner's Name: AYRKAT LIMITED

Owner's Address: DON POWELL 10573 MILL ST W PATASKALA OH 43062

Description of land as shown on property tax statement: _____

Location of Property: 10573 Mill St SW
Street or Road

Licking
County

TAX DISTRICT(S)

PATASKALA SW-LK LSD-WLJFD

PATASKALA SW-LK LSD-WLJFD

PARCEL NUMBER(S)

064-152880-00-000

064-141714-00-000

OF ACRES

45.8400

79.0800

TOTAL # OF ACRES: 124.7000

064-152880-00-000
+ 064-141714-00-000
= 124.7000

B. Does any of the land lie within a municipal corporation limit? Yes

If YES, REMEMBER a copy of this application must be submitted to the Clerk of the municipal legislative body.

C. Is the land presently being taxed at its current agricultural use valuation under Section 5713.31 of the Ohio Revised Code?

Yes ✓ No _____ If "NO" show the following evidence of land use:

	Last Year # of Acres	2 Years Ago # of Acres	3 Years Ago # of Acres
Cropland			
Permanent Pasture used for animal husbandry			
Woodland devoted to commercial timber & nursery stock			
Land Retirement Program pursuant to an agreement with a federal agency			
Conservation Program pursuant to an agreement with a federal agency			
Building Areas devoted to agricultural production			
Roads, building areas, and all other non agricultural areas			
Total Acres			

D. Does the land for which the application is being made total 10 acres or more devoted exclusively to agricultural production or devoted to and qualified for payments or other compensation under a land retirement or conservation program under an agreement with an agency of the federal government: Yes ✓ No _____

If "NO", complete the following:

1. Attach evidence of the gross income for each of the past three (3) years, or
2. If the owner anticipates that the land will produce an annual gross income of twenty-five hundred Dollars or more, evidence must be attached showing the anticipated gross income.

By signing this application I authorize the county auditor or his duly appointed agent to inspect the property described above to verify the accuracy of this application. I declare this application (including accompanying exhibits) has been examined by me and to the best of my knowledge and belief is a true, accurate and correct report.

Signature of Owner: _____ Date: _____

BELOW THIS LINE FOR OFFICIAL USE ONLY

Date filed with County Auditor: _____

County Auditor's Signature: _____

Date Filed (if required) with Clerk of Municipal Corporation: February 9, 2021

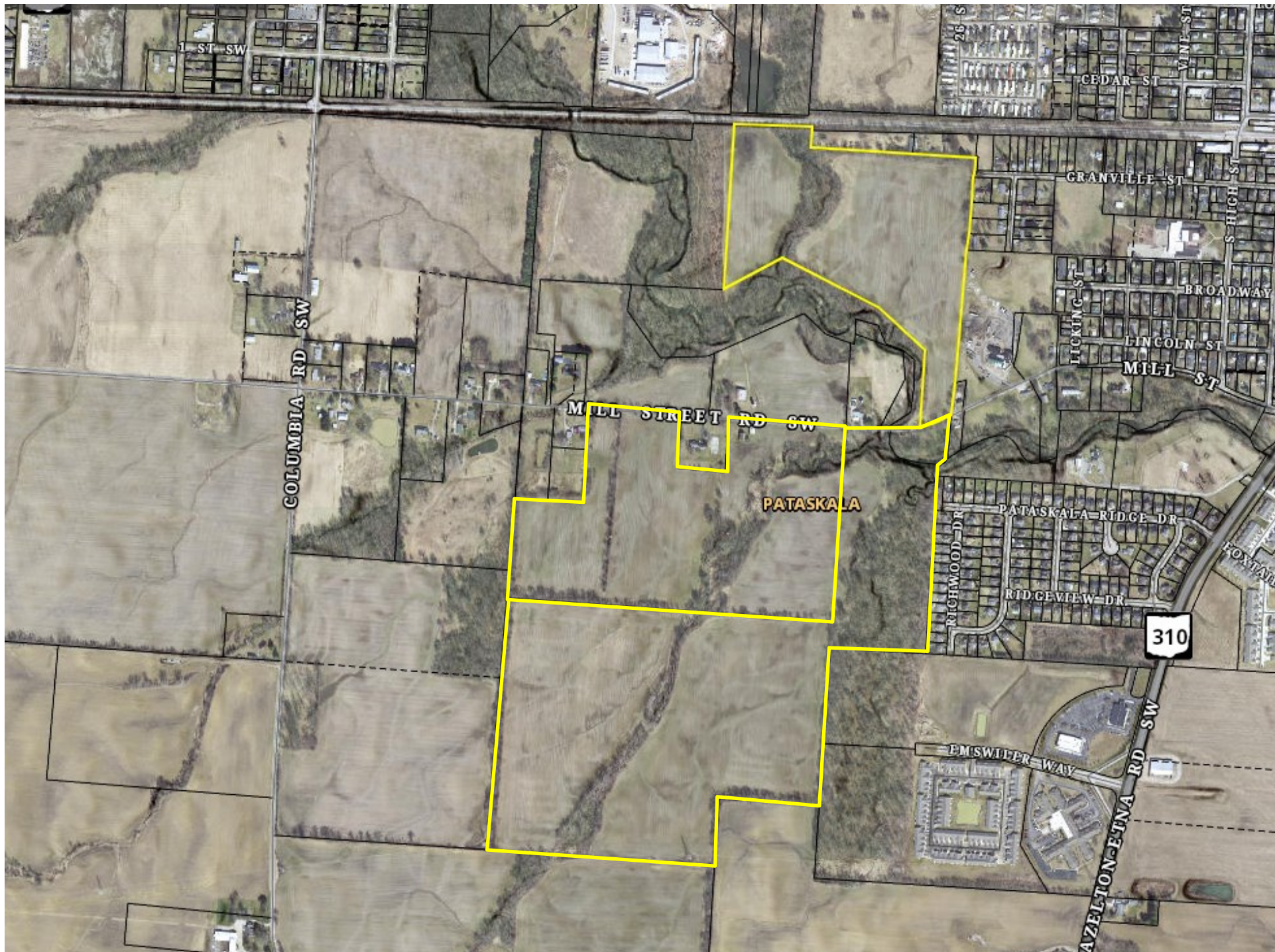
Clerk's Signature: Kathy M. Harkin

Action of legislative body of Municipal Corporation

Application Approved _____, Approved with Modifications _____, * Rejected _____

Date of Legislative Action _____, Clerk's Signature _____

*If modified or rejected, attach reason for modification or rejection





Michael L. Smith

Auditor, Licking County, Ohio

AYRKAT LIMITED MILL STREET RD

Tax District: 064 - PATASKALA SW-LK LSD-WLJFD
School District: SOUTHWEST LICKING LSD
Neighborhood: 07700 Pataskala -- SE Quarter
Classification: 110 CAUV Vacant land
Acreage:
Property Desc: 45.6466 AC LOT 10 PT

Parcel #: 064-152868-00.000

Rt #: 064-008.00-023.000

1 of 1



ATTRIBUTES

Story Height:
Exterior Wall:
Heating:
Cooling:
Basement:
Attic:

Total Rooms:
Bedrooms:
Family Rooms:
Dining Rooms:

Full Baths:
Half Baths:
Other Fixtures:

Year Built:
Finished Living Area: 1

Fireplace Openings:
Fireplace Stacks:

Basement Garage(s):
Basement Finished: No

1

2

AREA

First Floor: 0
Upper Floor: 0
Attic: 0
Half Story: 0
Crawl: 0
Basement: 0

VALUES

(by tax year)		Land	Improvement	Total
2017	Market	315,500	15,100	330,600
	CAUV	76,060	0	76,060
2016	Market	315,500	15,100	330,600
	CAUV	76,060	0	76,060
2015	Market	315,500	15,100	330,600
	CAUV	76,060	0	76,060

SALES HISTORY

Pcl #	Instrument Type	Sale Price	Conv #	V	LO	Previous Owner
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IMPROVEMENTS

Description	Yr Built	SqFt	Value
2 SH1 - Shed	1920	1,680	10,700
1 FB1 - Flat Barn	1920	1,260	7,400

TAXES

	Prior	1st Half	2nd Half	Total
Taxes/Reductions	0.00	537.35	537.35	1074.70
Pen/Int/Adj	0.00	0.00	0.00	0.00
Recoupment	0.00	0.00	0.00	0.00
Specials	0.00	0.00	0.00	0.00
Gross Due	0.00	537.35	537.35	1074.70
Payments	0.00	537.35	537.35	1074.70
Net Due	0.00	0.00	0.00	0.00

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AYRKAT LIMITED MILL STREET RD

Tax District: 064 - PATASKALA SW-LK LSD-WLJFD
School District: SOUTHWEST LICKING LSD
Neighborhood: 07700 Pataskala -- SE Quarter
Classification: 110 CAUV Vacant land
Acreage:
Property Desc: 79.0647 LOT 10 AC R15 T1 Q4

Parcel #: 064-141714-00.000

Rt #: 064-008.00-020.000

1 of 1



ATTRIBUTES

Story Height:
Exterior Wall:
Heating:
Cooling:
Basement:
Attic:

Total Rooms:
Bedrooms:
Family Rooms:
Dining Rooms:

Full Baths:
Half Baths:
Other Fixtures:

Year Built:
Finished Living Area:

Fireplace Openings:
Fireplace Stacks:

Basement Garage(s):
Basement Finished: No

AREA

First Floor:
Upper Floor:
Attic:
Half Story:
Crawl:
Basement:

VALUES

(by tax year)		Land	Improvement	Total
2017	Market	552,400	0	552,400
	CAUV	124,150	0	124,150
2016	Market	552,400	0	552,400
	CAUV	124,150	0	124,150
2015	Market	552,400	0	552,400
	CAUV	124,150	0	124,150

SALES HISTORY

	Pcl #	Instrument Type	Sale Price	Conv #	V	LO	Previous Owner
09/17/2019	1	EX - EXEMPT CONVEYANCE	0.00	99999	N	Y	ARYKAT LIMITED
10/22/2012	2	UN - UNKNOWN	0.00	11111	N	Y	AYRKAT LTD

IMPROVEMENTS

Description	Yr Built	SqFt	Value
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TAXES

	Prior	1st Half	2nd Half	Total
Taxes/Reductions	0.00	582.33	582.33	1164.66
Pen/Int/Adj	0.00	0.00	0.00	0.00
Recoupment	0.00	0.00	0.00	0.00
Specials	0.00	0.00	0.00	0.00
Gross Due	0.00	582.33	582.33	1164.66
Payments	0.00	582.33	582.33	1164.66
Net Due	0.00	0.00	0.00	0.00



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Tax District: 064 - PATASKALA SW-LK LSD-WLJFD
School District: SOUTHWEST LICKING LSD
Neighborhood: 07700 Pataskala -- SE Quarter
Classification: 110 CAUV Vacant land
Acreage:
Property Desc: 33.9215 AC LOT 11 PT

Parcel #: 064-152880-00.004

Rt #: 064-007.00-038.004

1 of 1



ATTRIBUTES

Story Height:
Exterior Wall:
Heating:
Cooling:
Basement:
Attic:

Total Rooms:
Bedrooms:
Family Rooms:
Dining Rooms:

Full Baths:
Half Baths:
Other Fixtures:

Year Built:
Finished Living Area:

Fireplace Openings:
Fireplace Stacks:

Basement Garage(s):
Basement Finished: No

AREA

First Floor:
Upper Floor:
Attic:
Half Story:
Crawl:
Basement:

VALUES

(by tax year)		Land	Improvement	Total
2017	Market	236,700	0	236,700
	CAUV	64,530	0	64,530
2016	Market	236,700	0	236,700
	CAUV	64,530	0	64,530
2015	Market	236,700	0	236,700
	CAUV	64,530	0	64,530

SALES HISTORY

Pcl #	Instrument Type	Sale Price	Conv #	V	LO	Previous Owner
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IMPROVEMENTS

Description	Yr Built	SqFt	Value
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TAXES

	Prior	1st Half	2nd Half	Total
Taxes/Reductions	0.00	306.54	306.54	613.08
Pen/Int/Adj	0.00	0.00	0.00	0.00
Recoupment	0.00	0.00	0.00	0.00
Specials	0.00	0.00	0.00	0.00
Gross Due	0.00	306.54	306.54	613.08
Payments	0.00	306.54	306.54	613.08
Net Due	0.00	0.00	0.00	0.00