



## CITY OF PATASKALA PLANNING & ZONING DEPARTMENT

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

### AGRICULTURAL PROTECTION DISTRICT REPORT

March 18, 2024

#### 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: KW LTD LLC

<b>Owner:</b>	KW LTD LLC
<b>Owner's Address:</b>	1350 Mink Street SW
<b>Parcel Number:</b>	063-140052-00.000 & 063-140058-00.000
<b>Property Location:</b>	12152 Cable Road
<b>Acres:</b>	118 acres (Total)

#### Staff Review

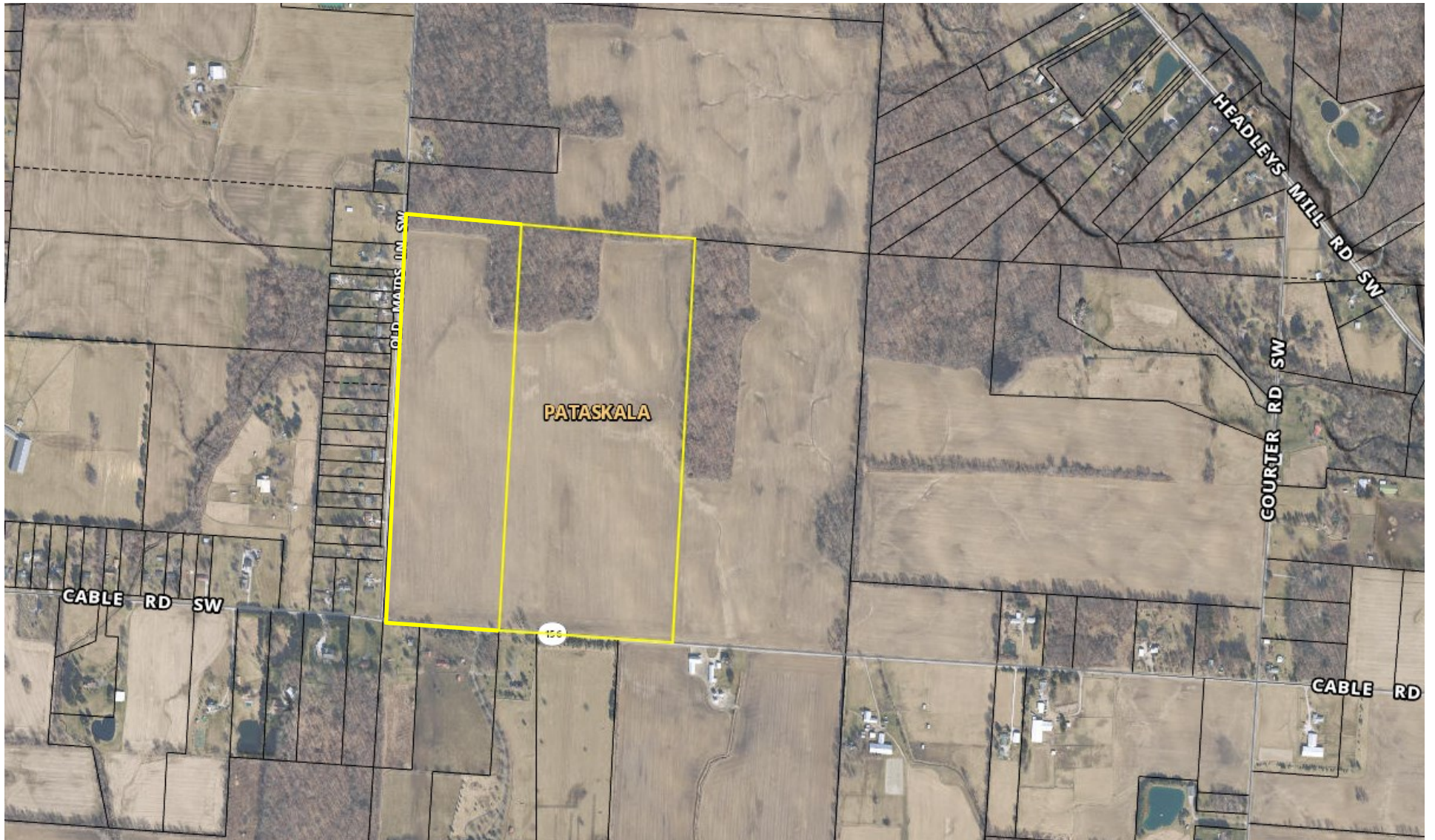
- Average Gross Income Qualification: The properties are enrolled within CAUV; therefore, the Licking County Auditor's review is accepted as verification of eligibility for the Agricultural Protection District.
- Zoning: The subject properties are zoned AG - Agriculture. Surrounding properties are zoned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

Direction	Zoning
North	AG - Agriculture
East	AG - Agriculture
South	AG - Agriculture
West	AG - Agriculture

- Future Land Use Map: The subject properties are recommended for Conservation Rural. Surrounding properties are designated as follows:

Direction	Future Land Use Designation
North	Conservation Rural
East	Conservation Rural
South	Conservation Rural
West	Conservation Rural

- 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)

New Application \_\_\_\_\_  
Renewal Application ☒

A. Owner Name: KW LTD LLC

Owner Address: KW LTD LLC 1350 MINK ST SW PATASKALA OH 43062

Description of land as shown on property tax statement: \_\_\_\_\_

Location of Property: \_\_\_\_\_  
Street or Road Licking  
County

TAX DISTRICT(S)	PARCEL NUMBER(S)	# OF ACRES
PATASKALA LK HGHTS LSD-WLJFD	063-140052-00.000	48
PATASKALA LK HGHTS LSD-WLJFD	063-140058-00.000	70
TOTAL NUMBER OF ACRES:		118.00

B. Does any of the land lie within a municipal corporation limit? Yes ☒ No \_\_\_\_\_

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: Kevin W. Can, owner KW Ltd Date: 2/16/24  
614-207-3341

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: \_\_\_\_\_  
Clerk's Signature: \_\_\_\_\_

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

**KW LTD LLC**

**12152 CABLE RD**

Tax District: 063 - PATASKALA LK HGHTS LSD-WLJFD  
 School District: LICKING HEIGHTS LSD  
 Neighborhood: 07400 Pataskala - NE Quarter  
 Classification: 110 CAUV Vacant land  
 Acreage:  
 Property Desc: 70.00 AC LOT 15 R15 T1 Q1

Parcel #: 063-140058-00.000

Rt #: 063-001.00-181.000

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

### AREA

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

### VALUES

(by tax year)		Land	Improvement	Total
2022	Market	903,100	0	903,100
	CAUV	112,080	0	112,080
2021	Market	703,400	0	703,400
	CAUV	48,490	0	48,490
2020	Market	703,400	0	703,400
	CAUV	48,490	0	48,490

### SALES HISTORY

Pcl #	Instrument Type	Sale Price	Conv #	V	LO	Previous Owner
06/19/2019	2 WD - WARRANTY	837800.00	1879	Y	N	WHEELER THOMAS A & SALLY E TRUSTEES

### IMPROVEMENTS

Description	Yr Built	SqFt	Value
-------------	----------	------	-------

### TAXES

	Prior	1st Half	2nd Half	Total
Taxes/Reductions	0.00	1063.22	1063.22	2126.44
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	1063.22	1063.22	2126.44
Payments	0.00	1063.22	1063.22	2126.44
Net Due	0.00	0.00	0.00	0.00

Public information data is furnished by this office, and must be accepted and used by the recipient with the understanding that this office makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this data. Furthermore, this office assumes no liability whatsoever associated with the use or misuse of such data.



# Michael L. Smith

## Auditor, Licking County, Ohio

**KW LTD LLC**  
**CABLE RD**

Parcel #: 063-140052-00.000

Rt #: 063-001.00-180.000

Tax District: 063 - PATASKALA LK HGHTS LSD-WLJFD  
School District: LICKING HEIGHTS LSD  
Neighborhood: 07400 Pataskala - NE Quarter  
Classification: 110 CAUV Vacant land  
Acreage:  
Property Desc: 48.00 AC LOT 15 R15 T1 Q1

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
2022	Market	603,300	0	603,300
	CAUV	99,880	0	99,880
2021	Market	469,900	0	469,900
	CAUV	46,500	0	46,500
2020	Market	469,900	0	469,900
	CAUV	46,500	0	46,500

### SALES HISTORY

	Pcl #	Instrument Type	Sale Price	Conv #	V	LO	Previous Owner
06/19/2019	2	WD - WARRANTY	837800.00	1879	Y	Y	WHEELER THOMAS A & SALLY E TRUSTEES

### IMPROVEMENTS

Description	Yr Built	SqFt	Value
-------------	----------	------	-------

### TAXES

	Prior	1st Half	2nd Half	Total
Taxes/Reductions	0.00	947.49	947.49	1894.98
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	947.49	947.49	1894.98
Payments	0.00	947.49	947.49	1894.98
Net Due	0.00	0.00	0.00	0.00

