



AGRICULTURAL PROTECTION DISTRICT REPORT

February 21, 2017

Background

An Agricultural District provides protection against nuisance suits over farm operations, deferment of tax assessments on land to build sewer and water lines, and allows for additional review if land is taken by eminent domain for a public purpose.

*Planning and Zoning
Department*

The increasing number of nonfarm residences in rural areas has resulted in more nuisance suits over commonly accepted farm practices such as applying manure and pesticides. 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: PKL

Owner:	PKL Property Management, LLC
Owner's Address:	1470 Sedgefield Dr., New Albany, Ohio 43054
Parcel Number:	064-068808-00.00
Property Location:	Shawnee Loop North & Shawnee Loop South
Acres:	16.78 Acres

Staff Review

- Average Gross Income Qualification: This property is enrolled within CAUV; therefore, the Licking County Auditor's review is accepted as verification of eligibility for the Agricultural Protection District.
- Zoning: The subject property is zoned R-7 – Village Single Family Residential. Surrounding properties are zoned as follows:

Direction	Zoning
North	R-15 – Medium-High Density Residential
East	AG - Agriculture
South	AG - Agriculture
West	R-7 – Village Single Family Residential

- Future Land Use Map: The subject property is designated for Mixed-Use. Surrounding properties are designated as follows:

Direction	Future Land Use Designation
North	Mixed Use
East	Medium Density Residential
South	Medium Density Residential
West	Mixed Use

- Area Development: There is no development occurring in this area.
- Infrastructure Plans: There are no plans for infrastructure improvements at this time.
- 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 X

A. Owner's Name: PKL PROPERTY MANAGEMENT LLC
 Owner's Address: 1470 SEDGEFIELD DR NEW ALBANY OH 43054
 Description of land as shown on property tax statement: Lots 67 Dts. Deeded S/A T823-A
 Location of Property York Rd _____ Licking
 Street or Road _____ County

TAX DISTRICT(S)	PARCEL NUMBER(S)	# OF ACRES
HARRISON T-SW LK LSD-WLJFD	025-069204-00.000	52.9600

TOTAL # OF ACRES: 52.9600
162804 AC
Lot 19 DT

B. Does any of the land lie within a municipal corporation limit? Yes No Yes
 If YES, REMEMBER a copy of this application must be submitted to the Clerk of the municipal legislative body. TP 64-06 8808-00.003
 C. Is the land presently being taxed at its current agricultural use valuation under Section 5713.31 of the Ohio Revised Code?
 Yes No Shrike
 If "NO" show the following evidence of land use:

	Last Year # of Acres	2 Years Ago # of Acres	3 Years Ago # of Acres
Cropland	<u>52/16</u>	<u>52/16</u>	<u>52/16</u>
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	<u>52/16</u>	<u>52/16</u>	<u>52/16</u>

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: [Signature] Date: 1-12-17

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: January 30, 2017

Clerk's Signature: [Signature]

Action of legislative body of Municipal Corporation

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

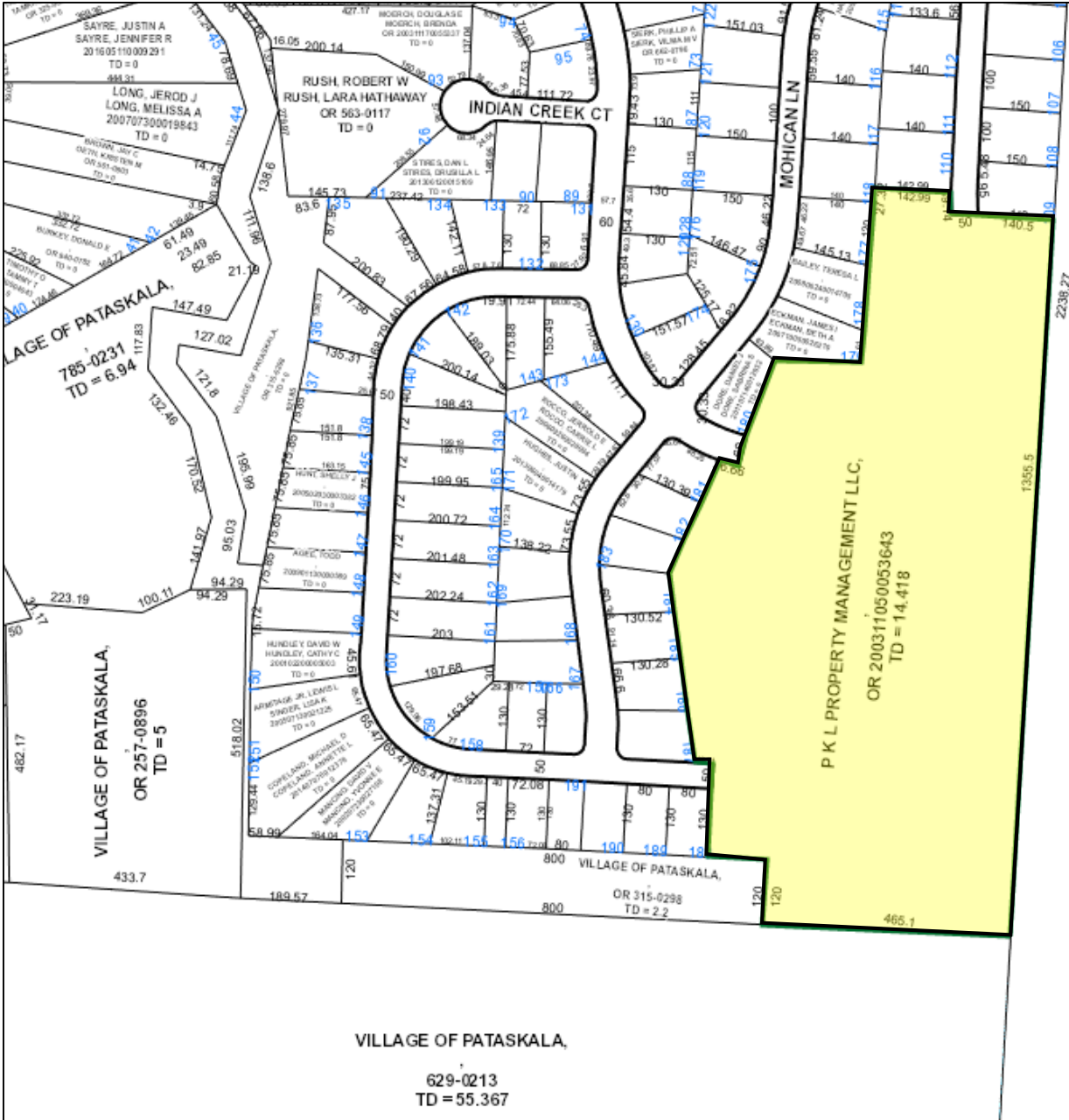
Date of Legislative Action _____, Clerk's Signature _____

RECEIVED

JAN 17 2017

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

Michael L. Smith, Auditor
Licking Co., Ohio



PATASKALA

FOOR, PHYLLIS C-TR
 FOOR, JAMES D-TR
 20111230022613
 TD = 158.091

VILLAGE OF PATASKALA,
 629-0213
 TD = 55.367

OnTrac[®] Summary Information For The 2016 Tax Year



Parcel Number: 064-068808-00.003

Owner: PKL PROPERTY MANAGEMENT LLC

Address: KEY BLVD PATASKALA 43062

Tax District: 064 PATASKALA SW-LK LSD-WLJFD

2016 Rates: 62.92000 (Full) / 58.16055 (Effective)

Land Use: 502 Resid Unplat 10-19.99 acres

Class: Residential

Legal Description: 16.7804 AC LOT 19 PT

Mailing Address: PKL PROPERTY MANAGEMENT LLC

1470 SEDGEFIELD DR

NEW ALBANY OH 43054

Market Land Value: \$63,200

Market Improvement Value: \$

Total Market Value: \$63,200

Market CAUV Value: \$53,260

Market Improvement Value: \$

Total CAUV Value: \$53,260

Sale Date: 4/23/2004

Sale Amount: \$0.00

Deed Type: UN - UNKNOWN

Conveyance Number: 44444

Valid Sale: No

Foreclosure: No

Homestead/Disability: No

Owner Occupied Reduction: No

On Contract: No

Tax Lien Sold: No