



**PURCHASE OF DEVELOPMENT RIGHTS (PDR)
APPLICATION FORM**

DEADLINE is 5:00 p.m., Monday, October 30, 2017

Dear Fayette County Farm Owner:

Thank you for your interest in the PDR Program. Please review the application checklist before completing the application. If the application does not provide enough space to fully answer any question, please attach additional pages as necessary. You may also attach images to illustrate special features of your property. The questions asked are used to score and then rank your property, so it is important you provide as much information as possible. The PDR staff will assist you with the parts of this application you are unable to answer. You may submit your application and apply to the PDR office by mail or in person. After the application has been reviewed, the PDR staff will contact you and coordinate a site visit to verify information and take photographs. The PDR staff will then rank all applicants utilizing the Land Evaluation and Site Assessment (LESA) system listed in the PDR Ordinance (Ordinance 4-2000), and will notify you of your ranking.

APPLICATION CHECKLIST:

- 1. My farm is at least 20 acres in size (at least 40 acres is preferable).
- 2. I read the PDR Info Sheet and understand that for most PDR easements, the money paid to farm owners will be 50% local funding and 50% federal funding. I have spoken with the PDR Director and am aware of the federal program rules, including but not limited to: (1) all landowner participants must be U.S. citizens; (2) counter appraisals by landowners are prohibited; (3) no landowner may have an Adjusted Gross Income (AGI) of more than \$900,000 per year and if a farm is owned by an LLC or Partnership, these rules apply to the LLC/Partnership as well as each member of the LLC/Partnership; and (4) the Prime Farmland Soils and Statewide Important Soils of the farm as calculated by the USDA-NRCS must together equal at least 50%.
- 3. A copy of the deed(s) to the property is attached (include a deed for each tract/parcel involved).
- 4. A letter from any lien or mortgage holders indicating their agreement to subordinate to the agricultural land easement is attached.
- 5. The USDA-NRCS Prime Farmland Soils Map and a Farm Conservation Plan or Forest Stewardship Plan are attached. If the Conservation or Stewardship Plan are not yet complete, please submit a letter from the local NRCS office or the Kentucky Division of Forestry indicating you have begun

that process. For assistance with soil maps and Conservation Plans, please contact **the Lexington NRCS Office at (859) 254-5806**. For assistance with Forest Plans, please contact **Kristin Pickering, KY Division of Forestry, at (502) 573-1085**.

- 6. A non-refundable filing fee in the amount of **\$200** is included (check should be made payable to “**LFUCG–Rural Land Board**”).
- 7. I give the PDR staff permission to make a site visit to the property (please initial).

A. GENERAL INFORMATION

1.) **Property Address -** _____
Please note if legal address is different from street address.

2.) **Property Owner(s) - Note:** *The name, address, e-mail and cell phone number must be provided **for all owners of the property as listed on the deed**. The individual listed **first** below shall be the primary contact.*

Primary Owner(s) Contact

Name: _____
Address: _____
City/St/Zip: _____
Telephone: (cell) _____
E-mail: _____

Name: _____
Address: _____
City/St/Zip: _____
Telephone: (cell) _____
E-mail: _____

Name: _____
Address: _____
City/St/Zip: _____
Telephone: (cell) _____
E-mail: _____

Name: _____
Address: _____
City/St/Zip: _____
Telephone: (cell) _____
E-mail: _____

3.) **Deed reference(s)-** (Attach a copy of the deed for each tract involved)-

Parcel Address: _____	Deed Book _____	Page # _____
Parcel Address: _____	Deed Book _____	Page # _____
Parcel Address: _____	Deed Book _____	Page # _____
Parcel Address: _____	Deed Book _____	Page # _____

4.) **Total acreage of property (all tracts):** _____

PDR Conservation Easement acreage applied for (if different from acreage above): _____

5.) Does the property contain **undeveloped tracts of less than 20 acres** (i.e. non-conforming tracts)?

Yes No Unsure If so, how many? _____ Number of acres _____

If yes, are you willing to consolidate or eliminate tracts under 20 acres for additional LESA points?

Yes No

6.) If your farm is 80 acres or larger, are you willing to give up the right to divide the property into **40-acre tracts** for additional LESA points?

Yes No

7.) Approximate **Public Road Frontage (we will obtain an exact measurement from the LFUCG's Geographical Information System (GIS) Staff):**

Less than 350 feet 350 - 500 feet 501- 1000 feet Over 1000 feet

8.) List any **mortgages, liens or encumbrances** on the property. If the Rural Land Management Board decides to purchase an easement on your property, **you will be required to subordinate or pay off any outstanding mortgages before closing.** All liens and encumbrances must also be resolved.

9.) Please list any **contingencies** the landowner wishes to make the Rural Land Management Board aware of such as owner health issues, estate settlement or other circumstances that may affect the property in the future.

10.) **Batch-** Are you applying to the PDR Program in conjunction with any landowners of adjacent farms?

Yes No If so, with whom? _____

11.) Do you have a Farm Succession Plan or similar plan established to address farm viability for future generations? This is not required for the PDR program or the federal matching program, but it is a question included on the federal application.

Yes, we have a Farm Succession Plan or No, we have no such plan

12.) Are there any existing easements on the property for any of the following: utilities, mining, oil and gas exploration, neighbor access, cell phone tower agreements, etc.?

Yes No

If yes, please list the type of easement and attach a copy of the agreement and if applicable, please provide a survey or map of the eased location(s):

B. AGRICULTURAL PRODUCTION INFORMATION

13.) Please list any **crops** grown on the property during the last two growing seasons:

Crops: _____

Number of Acres: _____

14.) Please list the number and type of **livestock** on the farm:

Type of Livestock: _____ **Number on farm:** _____

15.) Is any part of the property **leased** or **used** by others?

Yes No If yes, please indicate:

Acres: _____ Use(s): _____

By Whom?: _____

16.) Has the property being offered for a conservation easement been **actively farmed for more than five of the last ten years?**

Yes No

17.) If the property has not been actively farmed for more than five of the last ten years, **does the property have the immediate potential to be farmed?**

Yes No

18.) **Infrastructure-** Please list the number and type of on-farm investments located on the parcel (barns and other agricultural buildings, primary residences and tenant houses, fencing, paddocks and pastures, waterways and other conservation measures, etc.).

19.) Do you anticipate needing to add a primary residence for the landowner and/or tenant house(s) to your farm? If so, please indicate your anticipated housing needs below:

Primary Residence Needed **or** **Primary Residence Exists**

Number of Tenant Houses Needed _____

20.) Please provide an approximation of how many acres of each of the following categories exist on your farm (leave blank if the answer is zero):

Acres of Cropland: _____ **Acres of Pastureland:** _____

Acres of Hayland: _____ **Acres of Forest:** _____

Acres of Incidental Land (this includes housing, paving to house, etc.): _____

C. ENVIRONMENTAL INFORMATION

21.) Does the property contain **special natural features** such as unusual flora or fauna, geologic areas, cliffs, wildlife habitats, etc.? If yes, please describe.

Yes **No**

22.) **Linkage to Parks-**Is the parcel **adjacent to**; or **within ½ mile** of; or **within 1 mile** of; a park, nature preserve, nature sanctuary, historic site or other land that has been designated for long-term natural resource use, conservation or preservation purposes?

adjacent to **within ½ mile** **within 1 mile** **Unsure**

Name and location of park, nature preserve, etc. _____

D. HISTORIC AND CULTURAL ASSETS

23.) Is the property listed on the **National Register of Historic Places or the National Register of Historic Districts?**

Yes No Unsure

If yes, please list name of Historic District/Place: _____

If no, is the property eligible for the National Register? **Yes No Unsure**

24.) Does the property include a minimum of 100 contiguous linear feet of **stone fence?**

Yes No

25.) Is the property designated as a **Local or National Historic Landmark?**

Local National Unsure N/A

Name of Landmark: _____

26.) Does the property have **historic features** such as archeological sites, structures or landscapes? If yes, please describe.

E. SCENIC RESOURCES

27.) **Scenic Road-** Is the parcel located on a local, state or federal designated scenic byway or highway?

Local State Federal Unsure N/A

Name of Road, Byway or Highway: _____

28.) Is the parcel adjacent to I-64 or I-75 or part of the **scenic viewshed from I-64 or I-75?**

I-64 I-75 Adjacent Part of Viewshed N/A

29.) Is the property part of a **scenic viewshed visible from a publicly owned land** such as a park, nature preserve, sanctuary or historic site?

Yes No Unsure

If yes, list name of public land _____

30.) Does the property contain **special scenic features such as** unique or significant viewsheds, tree canopies, etc.?

Yes No If yes, describe briefly (you may also attach photographs):

F. APPLICANT SIGNATURE(S)

ALL PERSONS LISTED ON DEED MUST SIGN (Attach additional sheets if necessary):

Name: _____ Date: _____

Name: _____ Date: _____

Name: _____ Date: _____

Name: _____ Date: _____

Name: _____ Date: _____

Name: _____ Date: _____

Mail or Hand-Deliver Application to:
Beth Cawood Overman, PDR Director
101 East Vine Street, 5th floor
Lexington, KY 40507

Contact Beth:
(859) 425-2227
eoverman@lexingtonky.gov

Secondary Contact:
Della Horton
(859) 258-3135
dellah@lexingtonky.gov