



Delaware County Regional Planning Commission

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Scott B. Sanders, AICP Executive Director



DCRPC approved the initiation of the following amendments on June 26, 2025.

Amendments provide **one additional year for the initial Preliminary Plan approval period from two years to three** (204.04).

Applicants may ask for a **one-year Extension that is administratively reviewed and approved at the staff level** (102.03). Such extensions may be required to meet any current regulations or changes based on adjacent development.

Further Extensions must be requested from the full Commission with a set of conditions that must be met. Essentially, no variances will be needed from the timetables – applicants will note the justification for each request.

102.03 Expiration or Extension of Subdivision Projects ~~Plat Applications~~.

Failure to comply within stated time periods of these Regulations as provided in Section 204.04 shall result in the expiration of the application. **The subdivider is solely responsible for knowledge of, and compliance with, applicable expiration dates.**

Before expiration as provided in Section 204.04, the subdivider may submit a written request for a **one-year** extension and proper extension fee, indicating the status of the project, stating why the time periods cannot be met, and specifying **the** length of extension being requested. ~~for each request, with a~~ **The maximum total extensions shall not to exceed one year. Such extensions are administrative and may be required to comply with new regulations or standards in effect at the time of the extension, as well as changes resulting from the development or zoning of adjacent areas.**

~~€~~ **Additional one-year extensions may be considered by the DCRPC; their issuance is discretionary. The subdivider is solely responsible for knowledge of, and compliance with, applicable expiration dates. The requested extension** Extension requests shall be filed by the subdivider as noted above. Once received and determined to be complete, a stay on the expiration of the plan is applicable until the Commission renders its decision. Based upon the circumstances of the request, the Commission may grant an extension for a period less than requested. In granting an extension, the project may be required to comply with new regulations or standards in effect at the time of the extension.

The Commission may grant a request to extend the period of a subdivision project if it finds that:

- a.) Delays by the government or some other party after the plan approval have prevented the applicant from meeting terms or conditions of the plan approval and validating the plan, provided such delays are not caused by the applicant; or**
- b.) The occurrence of significant, unusual, or unanticipated events beyond the applicant's control and not caused by the applicant, have substantially impaired the applicant's ability to validate the plan, and exceptional or undue hardship (as evidenced, in part, by the efforts undertaken by the applicant to implement the terms and conditions of the approval period in order to validate the plan) would result to the applicant if the plan were not extended; and**

- c.) No significant changes to the Subdivision Regulations of Delaware County, Ohio, or any other applicable regulations (i.e.: township zoning, engineer standards, etc.) have been adopted since the time the subdivision was granted approval (or prior extension) that would substantively impact, alter, or prohibit the plan; and
- d.) No significant changes to the zoning designation or development status of immediately adjacent property have occurred that would render the subdivision incompatible with surrounding land use patterns, whether existing or planned; and
- e.) No credible evidence exists that indicates that necessary public utilities, public or emergency services, and/or nearby infrastructure is/are unable to adequately service or support the plan; and
- f.) Denial of the request could create a potential public nuisance and/or a condition that may negatively or adversely impact public health, safety, and/or general welfare.

204.04 Commission Action and Expiration.

Staff shall provide a Preliminary Plan report and recommendation to the Commission. Commission Preliminary Plan approval or conditional approval shall not constitute Final Plat approval, but shall provide an endorsement of the layout and intent of the proposal, and govern the preparation of the Final Plat. The Preliminary Plan shall expire if a complete Final Plat application for the first phase is not submitted within ~~two (2)~~ **three (3)** years of Preliminary Plan approval. However, the approval of a Final Plat for the first phase of the subdivision shall serve to extend the Preliminary Plan approval period to five (5) years from the date the Final Plat for the first phase is recorded. A Preliminary Plan shall be void upon expiration of the approval period.

205.06 Minor Amendments to a Recorded Subdivision Plat.

(a. through c. unchanged)

- d.) Platted lots may be combined by filing an exhibit showing the final configuration of lot(s), including any easements, setbacks, or notes that affect the lot(s) as originally platted. The exhibit must be approved and endorsed by all platting authorities under 206.03 as applicable. The approval of a combination of platted lots shall be administrative. ~~The exhibit must cross-reference the recorded document. The Director shall request that a notation be added to the original plat document maintained by the County Recorder.~~
- e.) Plat notes and text not affecting lot lines and rights-of-way may be amended administratively after being approved and endorsed by all platting authorities under 206.03, at the discretion of the Commission. Impacted property owners may be required to be notified. ~~An exhibit may be required which cross-references the recorded document. The Director shall request that a notation be added to the original plat document maintained by the County Recorder.~~

206.02 Final Plat Contents and Format.

(other subsections unchanged)

- d.) General Notes; ~~placed on a separate, second page of the plat.~~