

Xenia Township Comprehensive Plan

Executive Summary on One Sheet

Xenia Township began developing a Comprehensive Plan in early 2025. The Steering Committee has completed defining its vision for the township.

Planning Process

In early 2025, the township's Zoning Commission started the planning process by contacting county Regional Planning for support and recruiting a Steering Committee. The committee gathered public input via an online form and in-person meeting in the summer of 2025. The committee met throughout 2025 to review the public input, current conditions, and background information on various topics. In early 2026, the committee met to develop its vision for the township. Now, the committee seeks public input on its vision so that the committee can finalize the plan and submit it to the township for approval.

Character Zones

The committee's vision for the township uses Character Zones to describe the various types of land uses that are envisioned for various areas of the township. An overview of the twelve zones is provided in a separate summary. The zones cover residential, agricultural, and commercial uses as well as institutional campuses, a university village, and civic, cultural, recreational, & tourism activities.

Public Input – Slow Growth

A main theme from the public input was the high degree of satisfaction that township residents have with the character, services, amenities, and location of the township. Preserving this overall character was a very high priority expressed throughout the public input. To respect this overwhelming desire, the committee adopted a default “slow growth” vision for the township.

New large residential lots (over 2.5 acres) will be allowed to be split from existing agricultural lots. Rules will be established to formalize the “corner business” that exist throughout the township. Corner businesses will be consistent with the character of the surrounding area. Existing residential and business areas can only be expanded if the expanded area is of equal or lesser intensity than the existing area.

In addition to the default vision, the committee has identified more specific visions for four areas of the township.

Little Miami Protection Area

The committee identified an area generally east of the Little Miami River and north of Massies Creek as a “No Growth” area of the township. This area has the lowest density of residential and commercial uses in the township.

No additional commercial uses will be allowed in this area and new residential lots in this area will need to be 10 acres or larger.

Wilberforce

The committee's vision for the Wilberforce area starts with the expected growth of both Central State and Wilberforce Universities. The committee envisions the establishment of a "University Village" type of neighborhood adjacent to the campuses in the area. A university village has a of commercial, public & private office, and residential uses in the neighborhood and sometimes in the same building. A university village is a walkable environment and the committee envisions improvements to the pedestrian infrastructure in the area.

The committee has identified some areas to expand the suburban residential housing in the area. And finally, the committee has identified options for reducing the through traffic in the Wilberforce area.

US-35 Corridor

The US-35 Corridor was identified for annexation by the City of Xenia in their neXtPlan 2024. The public expressed universal opposition to additional annexation of township land, so the committee realized that a specific vision was required for this corridor.

The vision includes four areas in the corridor that are identified as places suitable for new development. Low intensity commercial development is targeted for the Bickett Rd and Old 35 intersection north of US-35 as well as along US-42 south of the interchanges with US-35.

Low density residential development opportunities were identified along Bickett Rd, south of the existing housing near Foust Rd.

To support this development, the committee envisions extending central water service from Wilberforce along Bickett Rd to Hook Rd, then along Hook and Washington Rd from Bickett, across US-68 continuing towards US-42.

Civic, Cultural, Recreation, and Tourism

The committee identified the rich history and natural beauty of the township as a basis for developing additional cultural, recreational, and tourism opportunities. Wilberforce, Oldtown, and Goes Station were identified as three points along a historic and recreational trail.

A new recreational trail was envisioned along Massies Creek from the Charleton Mill Covered Bridge, through Wilberforce, to the existing Little Miami Trail in Oldtown. A limited use business area is envisioned along US-68 from Oldtown to Goes Station. The business and facilities in this limited area would be open to the public and have civic, cultural, educational, recreational, or tourism purposes.

Roads

To support this vision, the committee identified a number of road improvement and maintenance projects.

One set of projects focuses on improvements along and around US-68 near the Career Center. Another project seeks to redirect the through traffic on Purcell Rd going between Fairground Rd and Detroit St by creating a new road connecting Fairground Rd and Detroit St with an intersection closer to Hawkins Rd.

Another set of major projects seek to reduce through traffic in Wilberforce. Traffic from the west along Bickett would be routed down Stevenson Rd with Stevenson Rd extended to intersect with Old 35. Traffic from the east would follow a rerouted US-42 that turns south at Old 42, crosses Wilberforce Switch and continues parallel to the Ohio to Erie Trail to Bickett Rd. Bickett Rd would turn in US-42 from there to US-35.