



Xenia Township Comprehensive Plan

Steering Committee Working Session
September 6, 2025



Agenda

- Welcome / Breakfast / Networking / Proposed Goals for the Meeting – 8:30-8:40
- Questions / Retrospective from last Steering Committee Meeting – 8:40-8:55
 - [Agenda below will be adjusted as needed]
- Update on website and additional background research – 8:55-9:20
- Review of planning questions – 9:20-9:30
- Start working through the planning question – 9:30-11:30
 - 20 minutes of small group discussion
 - 10 minutes of large group discussion -> Are we ready to move to another topic?
- Identify Next Steps – 11:30-12:00



Welcome and Goals for the Meeting



Goals for This Meeting

- Develop Plan Content and Identify Open Planning Issues
 - Where do we have consensus?
 - Where do we need additional information / input?
- Identify Next Steps
 - Provide update / status information to the public
 - Plan for additional info / input
 - Set Date / Goals for Next Steering Committee Meeting



Website Update

xeniatownship.org/land-use-plan.aspx



Website Outline

- What is a Comprehensive Plan and Why are we making one?
 - Link to FAQs
- Planning Process and Status
 - Completed Steps
 - Steering Committee
 - Public Input Round 1
 - [We are here]
 - Future Planning Steps
- Existing Conditions and Background
 - History and demographics
 - Existing Land Use Maps
 - Annexation
 - Housing & Property Taxes
 - Water & Sewer
 - (In Progress) More on Property Taxes
 - (In Progress) Subdivisions & Lot Splits
- [TBD] Draft Plan (in sections)
- Contact Us



Research & Analysis Since Last Meeting

Housing & Property Taxes
Annexation



An Analysis of Housing and Agricultural Uses near OH-380 and Union Roads (with Comparisons from Xenia City)

Compiled by: Jeff Zweber, 30 Aug 25



Objective

- Analyze land consumption for housing and the associated property tax base
- This analysis looks at single family detached housing in three different densities
 - Suburban (average of 0.8 acres per lot)
 - Estate (average of 3.2 acres per lot)
 - Rural Residential (average of 7.7 acres per lot)
- Additional analysis includes comparisons from Xenia City



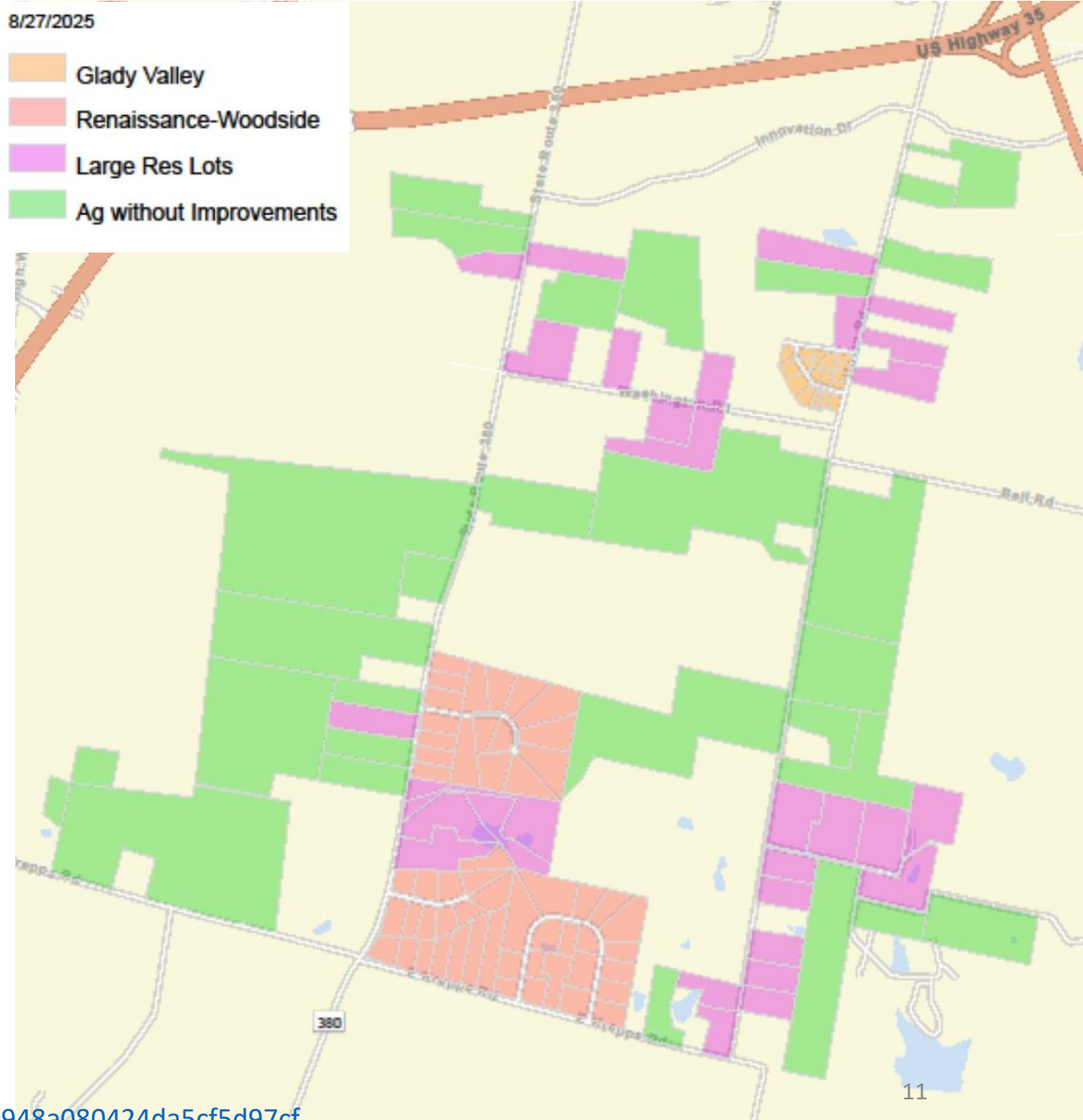
Background

- The parcels selected for this analysis are on four roads in the southern part of Xenia Township (South of US-35)
 - Krepps Rd
 - Ohio SR-380
 - Union Rd
 - Washington Rd
- The analysis excluding the following parcels
 - Land that was not single family residential or agricultural
 - Agricultural land with improvements
 - Residential lots that were vacant or less than 5 acres and outside of the selected subdivisions



Selected Parcels

- Glady Valley Subdivision (Timothy Ln - Lee Ann Dr)
 - 17 Parcels - \$1.1M Property Tax Base
- Renaissance Woods Sections 1 and 2 and Woodside Meadow
 - 54 Parcels - \$6.1M Property Tax Base
- Large Residential Lots (> 5 acres)
 - 29 Parcels - \$3.2M Property Tax Base
- Agricultural Lots without Improvements
 - 31 Parcels - \$0.6M Property Tax Base





Analysis – Appraised Value (Market Value)

Group Name	Total Appraised Value	Acreage	Appraised Value Per Acre	Number of Lots	Appraised Value Per Lot
Glady Valley	\$3.2 M	13.7	\$236 K	17	\$191 K
Renaissance-Woodside	\$17.6 M	174.1	\$101 K	54	\$325 K
Large Residential	\$9.2 M	224.0	\$41 K	29	\$319 K
Ag w/o Improvement	\$5.9 M	745.3	\$8 K	31	N/A

**Average Estate and Rural Residential Housing Values are Nearly Identical
Suburban Values are 40% Lower
Farmland Appraised at \$8,000 per Acre**



Analysis – Assessed Value (Property Tax Value)

Group Name	Total Assessed Value	Acreage	Assessed Value Per Acre	Number of Lots	Assessed Value Per Lot
Glady Valley	\$1.1 M	13.7	\$82 K	17	\$67 K
Renaissance-Woodside	\$6.1 M	174.1	\$35 K	54	\$114 K
Large Residential	\$3.2 M	224.0	\$14 K	29	\$112 K
Ag w/o Improvement	\$0.6 M	745.3	\$1 K	31	N/A

Residential Property Assessed at 35% of Appraised Value
Farmland Assessed at an average of 9.8% of Appraised Value
(CAUV varies by parcel: Assessment Rates vary from 3-14%)



-
- 8/28/2025
- Glady Valley
 - Selected Sections in Wright Cycle Estates
 - Selected Sections in Reserve of Xenia
 - Renaissance-Woodside
 - Large Res Lots
 - Ag without Improvements
- 14



Analysis – Assessed Value (Property Tax Value)

Group Name	Acreage	Number of Lots	Average Gross Lot Size	Total Assessed Value	Assessed Value Per Acre	Assessed Value Per Lot
Glady Valley	13.7 acres	17	0.81 acres	\$1.1 M	\$82 K	\$67 K
Wright Cycle Estates (Select Sections)	22.4 acres	57	0.39 acres	\$5.7 M	\$254 K	\$100 K
Reserve of Xenia (Select Sections)	34.2 acres	114	0.30 acres	\$10.3 M	\$301 K	\$90 K

Areas of Roads and Right-of-Ways are Included in Gross Lot Size



Annexation

Compiled by: Jeff Zweber, 3 Sept 25



Annexation – Bottom Line Up Front (BLUF)

- Privately Owned Property in a Township is not annexed without the consent of the property owners, either:
 - Request by a majority of the owners (50%+) and the discretionary approval of the County Commission that the annexation is in the “general good”
 - Request by 100% of the owners – eliminates the discretion of the County Commission

**If Private Xenia Twp Landowners Are Requesting Annexation,
We Should Ask Why They Want To Join A Municipality**



Annexation Topics

- Four Types of Annexation Procedures (for land in a Township)
- Annexations into Xenia City since 1977
 - And planned annexation from [neXtPlan 2024](#)



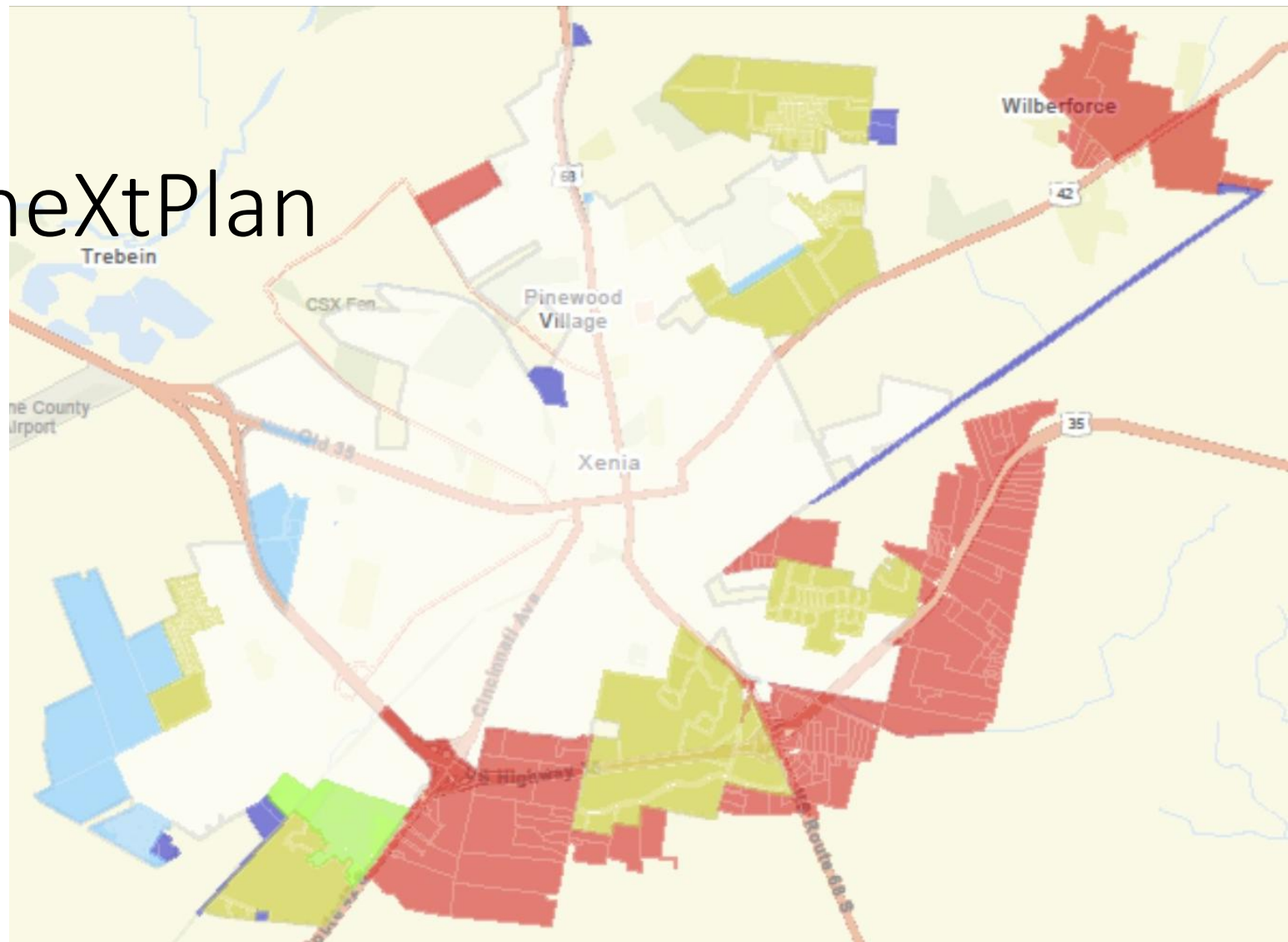
Types of Annexation Procedures (for land in a Township)

- Majority Owner Procedure
 - Petition from a majority (50%+) of the private land owners
 - County Commissioners determine annexation for in the “General Good”
 - Township can present evidence to the County Commissioners
 - Area is not “Unreasonably Large”
- Expedited Type I
 - Consent of 100% of the landowners
 - Includes “Annexation Agreement” or “Cooperative Economic Development Agreement” between the Municipality and the Township
- Expedited Type II (Most Common Procedure Since Created in 2001)
 - Consent of 100% of the landowners
 - Not Greater than 500 Acres
 - At least 5% of the boundary is continuously contiguous with the Municipality
 - Other lesser considerations
 - Land NOT removed from Township
- Expedited Type III
 - Consent of 100% of the landowners
 - For a “Significant Economic Development Project” – Defined in ORC 709.024
 - Land NOT removed from Township



Xenia City – 1977 through neXtPlan

- Significant Annexations in the 1990s
 - OVCH (now AIA and Legacy Village and planned industrial)
 - Future housing in multiple locations
 - Future industrial on S Patton
- Less in 2000s
 - Future housing Lower & Upper Bellbrook Rd
 - Future businesses on Progress Dr
- Targeted since 2013
- Significant plans in neXtPlan 2024



9/1/2025

- | | |
|---|---|
| Parcels Annexed to Xenia City_1977-1992 | Parcels Annexed to Xenia City since 2013 |
| Parcels Annexed to Xenia City_1993-2002 | Parcels to be Annexed in Xenia City neXtPlan-2024 |
| Parcels Annexed to Xenia City_2003-2012 | Xenia City Boundary-Today |

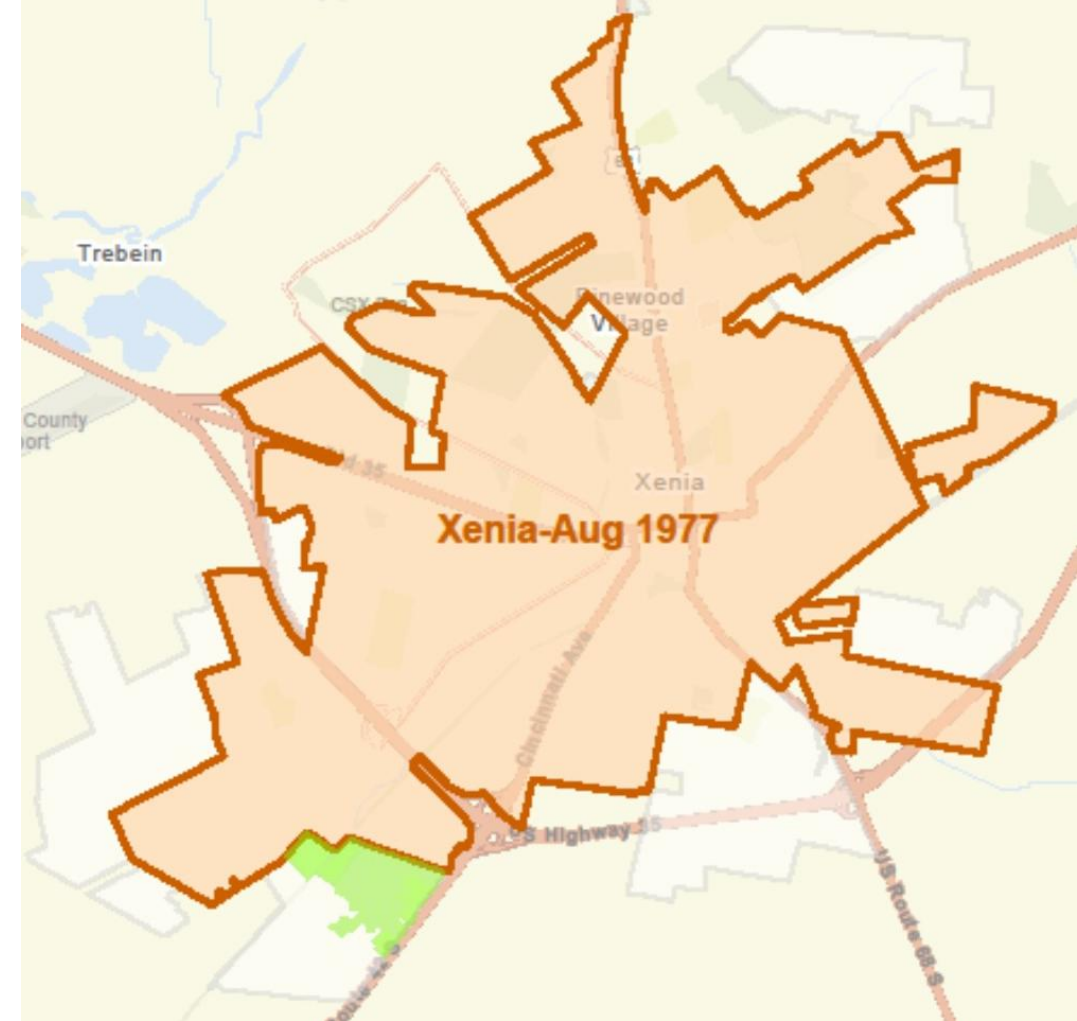


Xenia City – 1977-1992

Annexed First Section of Wright Cycle Estates (circa 1990)

Thought experiment (unless someone knows the answers)

- Was this leveraged by water and sewer service?
- Did the township oppose this development?
 - [Was this also about township regulations?]
- In hindsight, was the annexation good, bad, or neutral for the township?



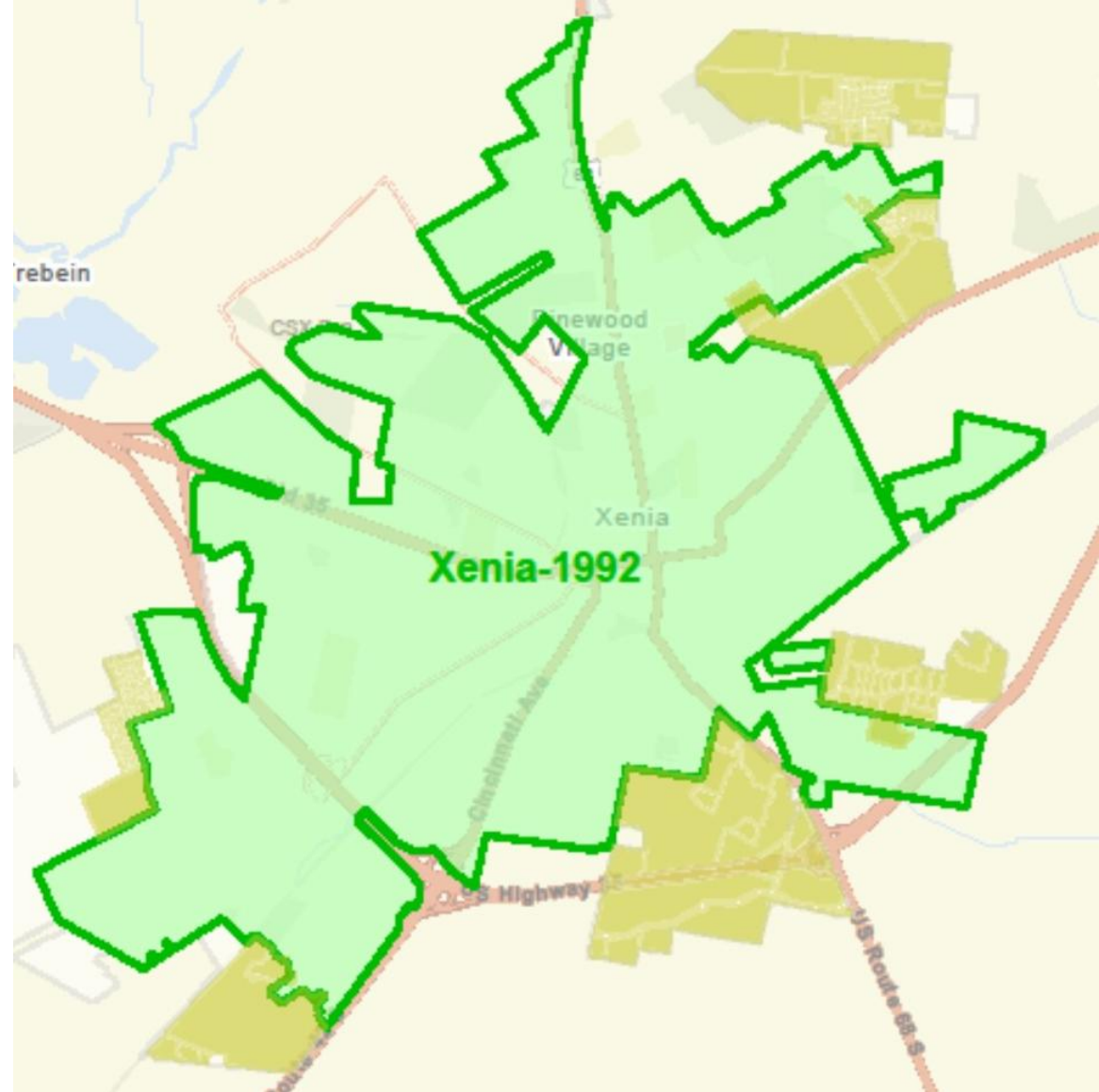
**Xenia Township is still
“topographically compact” [No
“Islands”]**



Xenia City – 1993-2002

Many Significant Annexations

- Ohio Veterans Children's Home (aka Soldiers & Sailors Orphan's Home)
 - Athletes In Action and Legacy Village (North of US-35)
 - Career Center and planned industrial park (South of US-35)
- Additional current and future housing
 - Kinsey & Stevenson Rds (Kinsey Meadows)
 - North of US-42 between Stevenson Rd and Xenia City Limits (Part of Summer Brooke, mostly undeveloped currently)
 - Additional Sections of Wright Cycle Estates
 - Expand housing south of Upper Bellbrook & US-35
- Expand Industrial Park on S Patton



**Xenia Township now has “Islands” of
Wilson Dr and Murray Hill Dr**



Xenia City – 1993-2002 (Thought Experiments)

OVCH / OS&SO

- Who owned the land when it was annexed?
 - Private owner or public (City, County, State)
- Development plans or incentives?

Land for Housing (SW and NE of the city)

- Same questions as Wright Cycle Estates Section 1

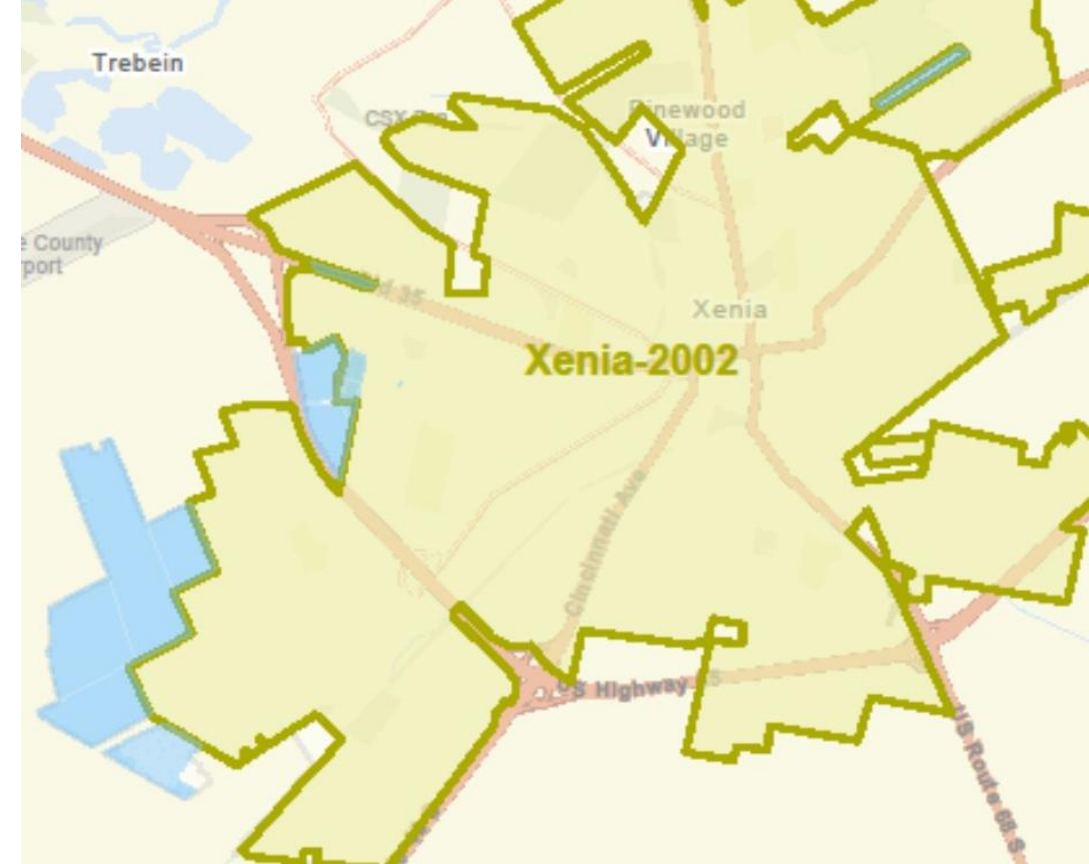
Expansion of Industrial Park on S Patton

- Was water and sewer the primary reason for annexation?
- Any development incentives?
- Would the township have supported industrial development there?
 - Bob Evans (adjacent) and River Metals (0.4 miles) are in the general area?



Xenia City – 2003-2012

- Commercial area near Progress Dr and Second St
 - Partially developed north of 2nd St
 - Undeveloped (for sale?) south of 2nd St
- Future housing SW of US-35 between Upper and Lower Bellbrook
 - Largely undeveloped – Edenbridge subdivision started construction in 2024



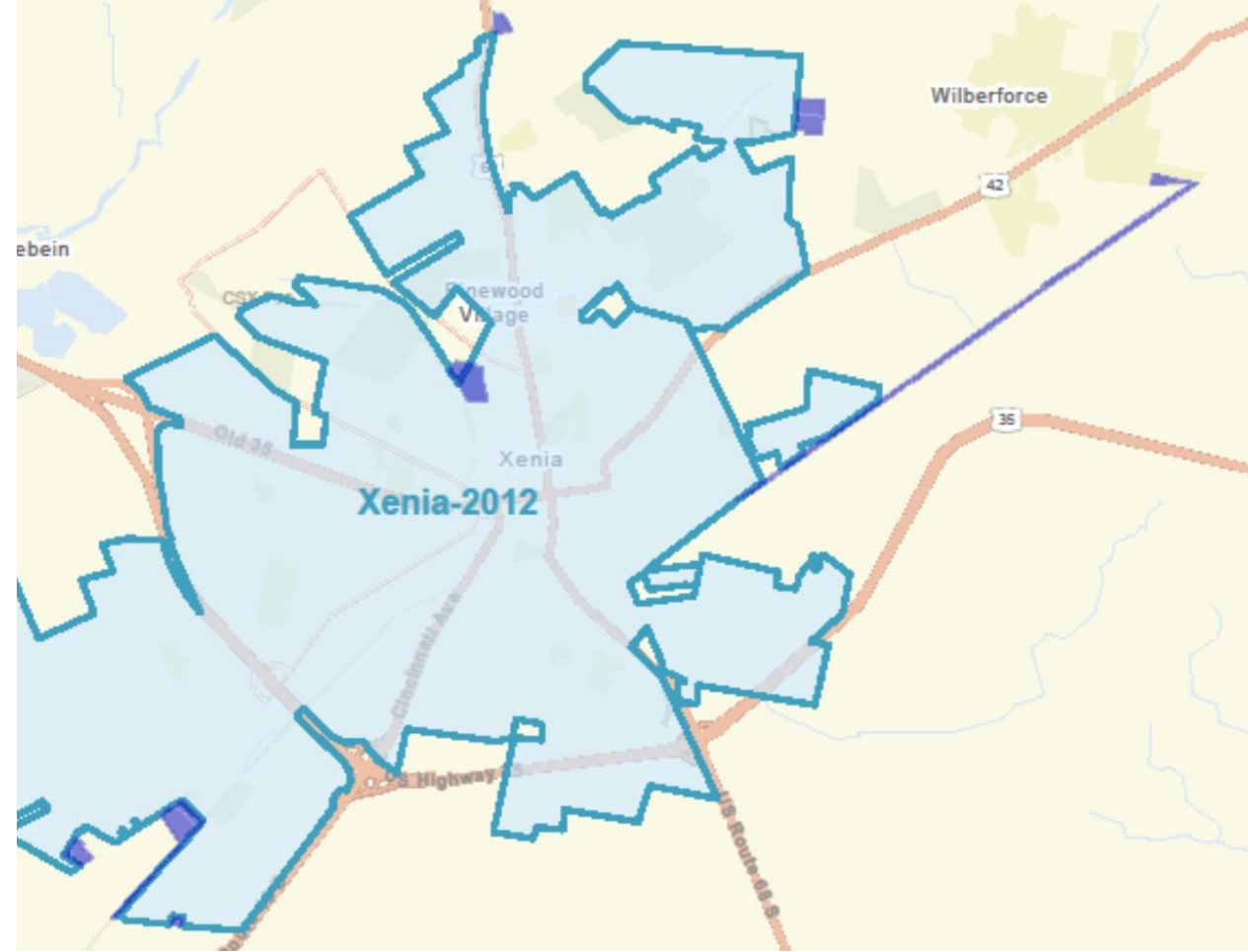
Same Thought Experiment Questions? – Why Did the Landowners Want Annexation?



Xenia City – 2013-2025

Mix of “Strategic Annexation” and “One-off” conditions

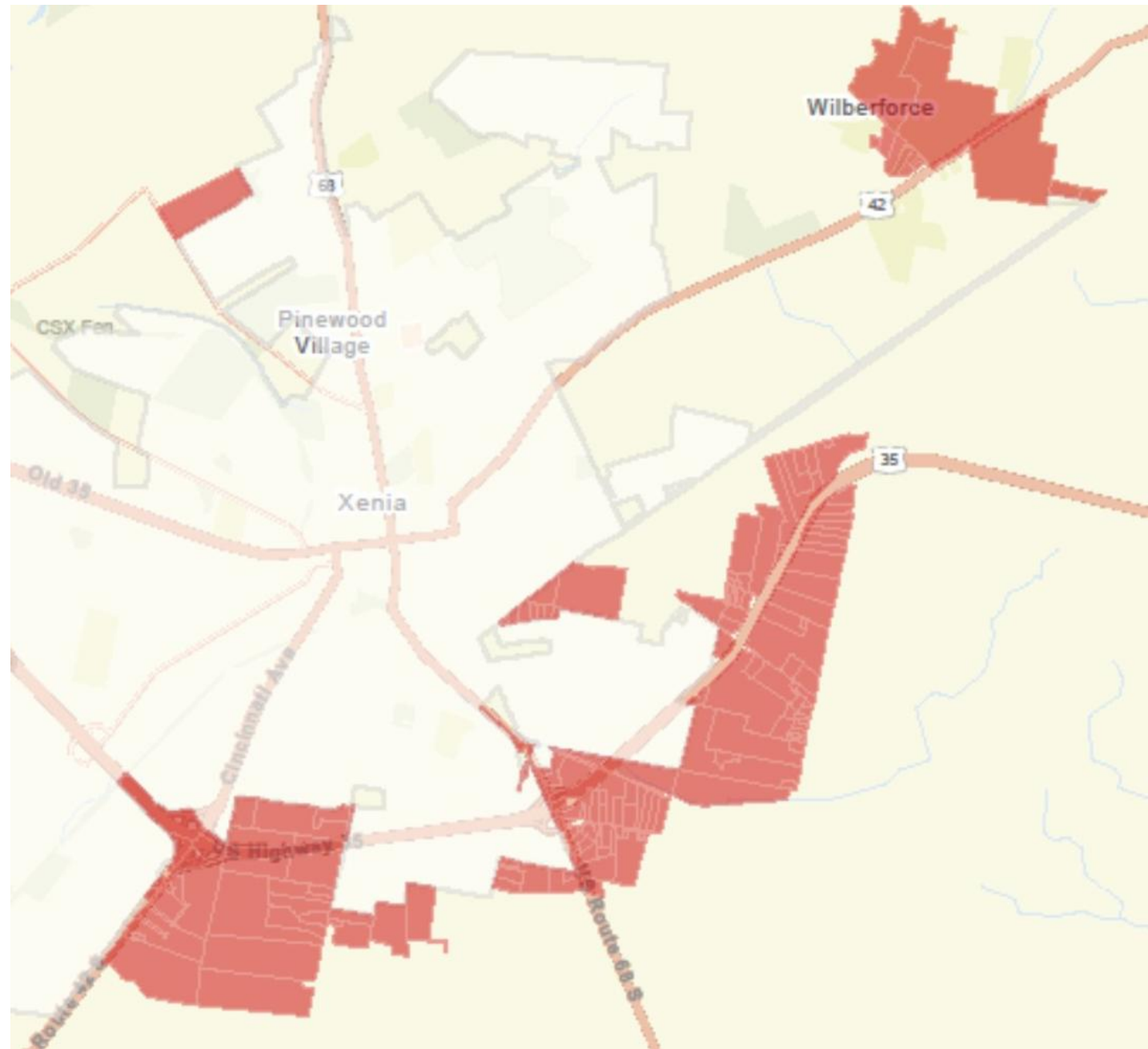
- Strategic Annexation of government owned land – Enable future annexation
 - Bike path and one CSU parcel
 - Old Town Reserve
 - Remainder of Sol Arnovitz Park
- Water or water & sewer
 - Two lots on Lower Bellbrook
 - Two lots on Stevenson Rd





Xenia City – nextPlan2024

- Unclear how much coordination has been done with the landowners
 - Anecdotal reports of landowners preferring to remain in the township





Suggested Planning Approach for Today



Suggested Approach for Today's Working Session

- Everyone working on the same topics / questions at the same time
 - Minimize working ahead or detailed side discussions
- Smaller group discussions -> Large group alignment
 - Time block for discussions in smaller groups
 - One group "reports out" -> Agreement, additions, concerns from other groups
 - Do we have consensus? Do we need additional input / analysis?
- Strive for Decisions – Revisit as Needed
 - "Parking Lot", if necessary
 - Nothing is DONE until Everything is DONE



Planning Questions and Proposed Order of Discussion

Where is there consensus?

Where do we need additional information / input?



Block 1 – Preservation and Recreation

- Where should the township plan for **natural and open spaces**? [Compare to current]
- Where should the township plan for **preservation of farmland and pastureland**? [Compare to current]
- Where should the township plan for **scenic preservation**? [Compare to current]
- Where should the township plan for **parks and trails**? [Compare to current]



Block 2 – Water and Sewer

- Where should the township plan for both central water and sewer service?
 - This will define the areas where high density development is feasible.
- Where should the township plan for ONLY central water service?
 - Lower density development (supportable by septic), but private wells are insufficient (e.g., low volume, low quality)

**Consider Economics – Annual Costs and Construction Debt
should be covered by users**

Consider Land Preservation – Is this compatible with scenic preservation?



Block 3 – Housing

Block 3A – Areas without Sewer Service

- Rural Residential [“Living in the Country”]
 - Does the township want to change the rules for housing on land zoned agricultural (currently most of the township)?
 - Different rules for different areas of the township?
- Estate Residential [Low Density, Rural Subdivisions]
 - Does the township want to change the rules for Estate Residential?
 - Multiple areas with different densities of Estate Residential?
 - Where should the township plan for Estate Residential development?

**Consider “Missing Middle” Housing:
Accessory Dwelling Units (e.g., “Granny Flats” / Carriage Houses), Duplexes**



Block 3 – Housing

Block 3B – Areas with Water and Sewer Service

- High Density, Single-Family Detached Residential [“Suburban Living”]
 - Does the township want to change the rules for high density, single-family detached residential (R-1)?
 - Different rules for different areas of the township?
 - Where should the township plan for this type of housing?
- Multi-Family Residential
 - Does the township want different rules for different types of multi-family residential? [Currently there is only one type district for all types of multi-family housing.]
 - What should the rules be for multi-family housing in the township?
 - Where should the township plan for this type(s) of housing?



Block 4 – Commercial and Industrial

- Isolated Business Activities [“Corner Businesses”]
 - Does the township want to allow new isolated businesses?
 - If so, what rules does the township want for those businesses?
 - Should they be allowed throughout the township or only selected areas?
[Different rules for different areas]
- Business Districts [Concentration of multiple businesses]
 - Where should the township plan for concentrated business use?
 - Should some types of uses, but not others, be allowed in various areas?
 - How should the township categorize different types of business land uses? [Currently the township has six types of commercial & industrial districts]

Is Anything Different if There is Central Water and Sewer Available?



Block 5 – Roads

- Safety
 - What is the township's prioritized list of road safety issues?
 - Speed, Blind Corners, Safety in Bad Weather
- Capacity
 - What is the township's prioritized list of road capacity issues?
 - Capacity changes on existing roads
 - New roads to improve capacity / travel time / safety



Block 6 – Annexation Threats

- Assessment of Xenia's neXtPlan 2024
 - What is the township's vision for the areas identified for annexation in neXtPlan 2024?
 - Central State University
 - US-35 Corridor
 - Birch Rd
 - Fairground Rd past Grandstone Trace development
- Other Areas
 - Are there any other areas of the township facing annexation?



Block 7 – Localized Planning Considerations

- What is the township's plan for the Wilberforce area?
 - How well does that plan align with the plans for Central State University, Wilberforce University, and Payne Theological Seminary?
- What is the township's plan for the area around and including the land owned by the Fairborn Cement Company?
 - How well does that plan align with the plans of the Fairborn Cement Company?
- Are there any other areas that should have additional localized planning considerations?



Block 8 – Agriculture

- What is the expected change (reduction) to the amount of the township zoned Agricultural?
 - How to the changes impact Prime Farmland?
- Are there any other issues the township or county could address to improve the quality and sustainability of agriculture in the township?
 - Do they vary by crops / livestock types: commodity vs specialty?
 - Do they vary by scale: Industrial agriculture vs hobby farms?



Land Preservation / Protection and Recreation

Natural and Open Space
Farmland and Pastureland
Scenic Preservation
Parks and Trails



Preservation and Recreation Questions

- Where should the township plan for **natural and open spaces**? [Compare to current]
- Where should the township plan for **preservation of farmland and pastureland**? [Compare to current]
- Where should the township plan for **scenic preservation**? [Compare to current]
- Where should the township plan for **parks and trails**? [Compare to current]



Recreational, Social, and Open Spaces

Recreational

- One National Monument (Charles Young Buffalo Soldiers)
- Four State of Ohio Sites
 - Grand Council State Park
 - National Afro-American Museum & Cultural Center
 - Wildlife District 5 Office Shooting Range
 - Little Miami State Forest Preserve
- Four Greene County Parks
 - Jacoby Road Canoe Launch
 - Sara Lee Arnovitz Nature Preserve
 - James Ranch Park
 - Pierce Park
- Network of Trails

Social

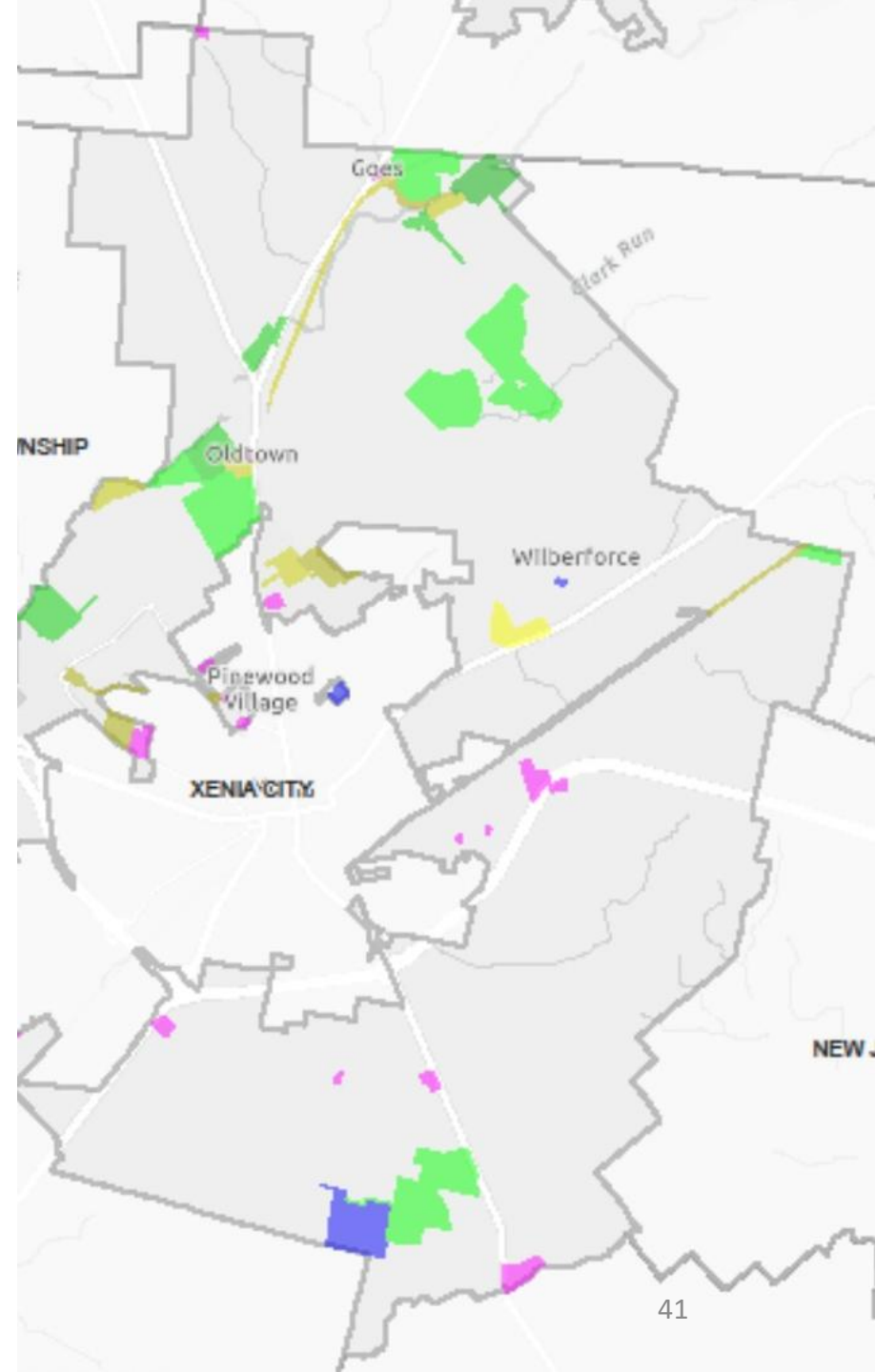
- Three Membership Clubs / Associations
 - WCPOVA, Pinecrest Swim Club, Greene Co Fish & Game Assoc
- ~17 Churches / Places of Worship

Open Space and Farmland Preservation

- Combined efforts of: Tecumseh Land Trust, Little Miami Conservancy, Glen Helen Assoc

7/29/2025

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Scenic Preservation

- The Township Zoning Resolution currently protects
 - Waterways
 - Trails
 - Selected Roadways
- Screening is required for “non-protected” land uses
- “Protected Land Uses”
 - Residential
 - Churches and Schools
 - Recreational areas (public and private)



Land Use Preservation / Protection

Three Possible Categories of Preservation (from most to least restrictive)

- Natural & Open Spaces – No Agricultural Uses or Fixed Structures
- Cropland & Pastureland – Growing and Harvesting off the land; No Fixed Structures
- Scenic Preservation – Development is Allowed; Must be compatible with the natural beauty of the land



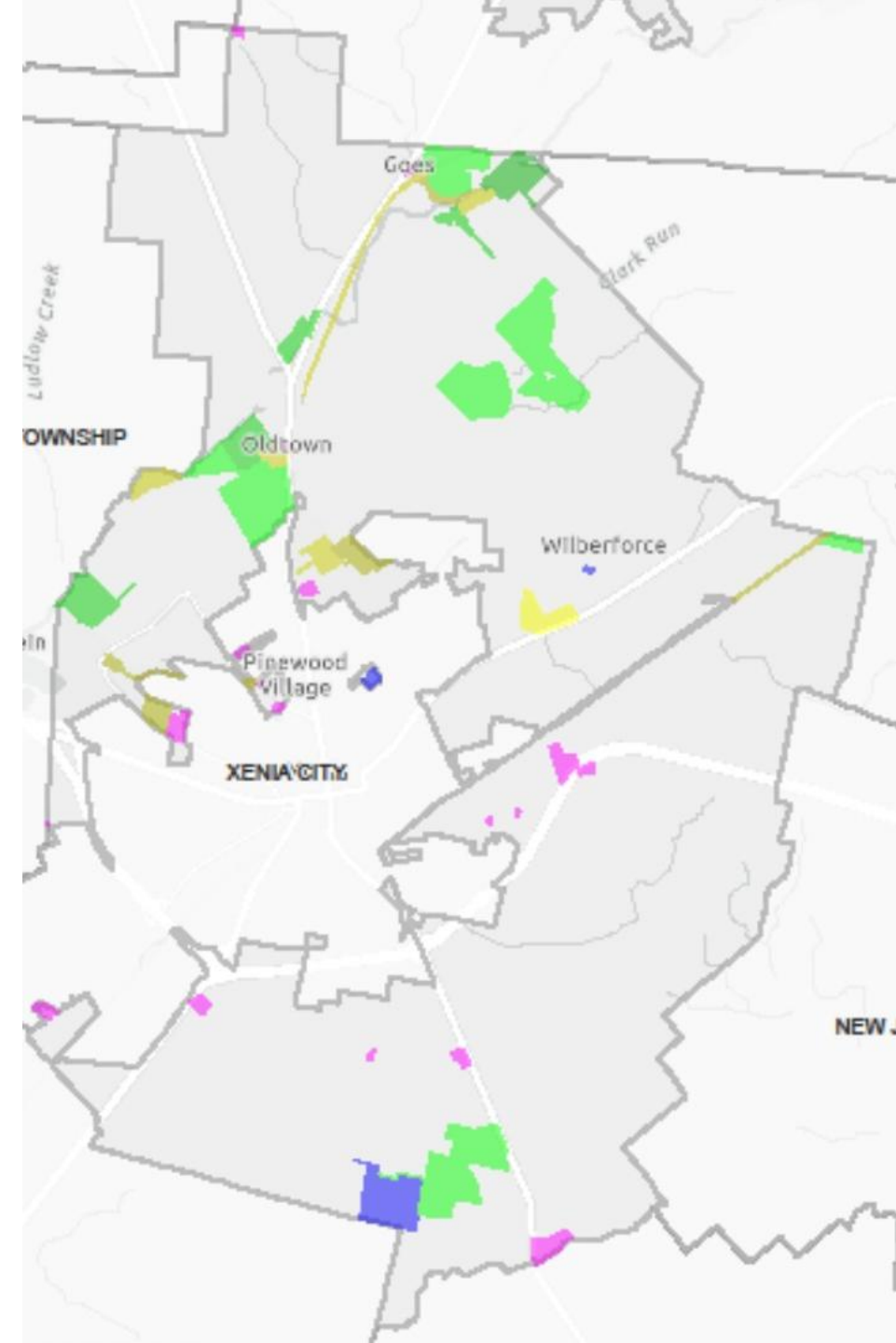
Parks & Trails

- Parks can be more than natural & open spaces
 - Recreational facilities (e.g., baseball fields, playgrounds, picnic shelters)
 - Cultural areas (e.g., Charles Young, Great Council)
- Trails can have various types (e.g., hiking, mountain biking, multiuse)



Markup the Map

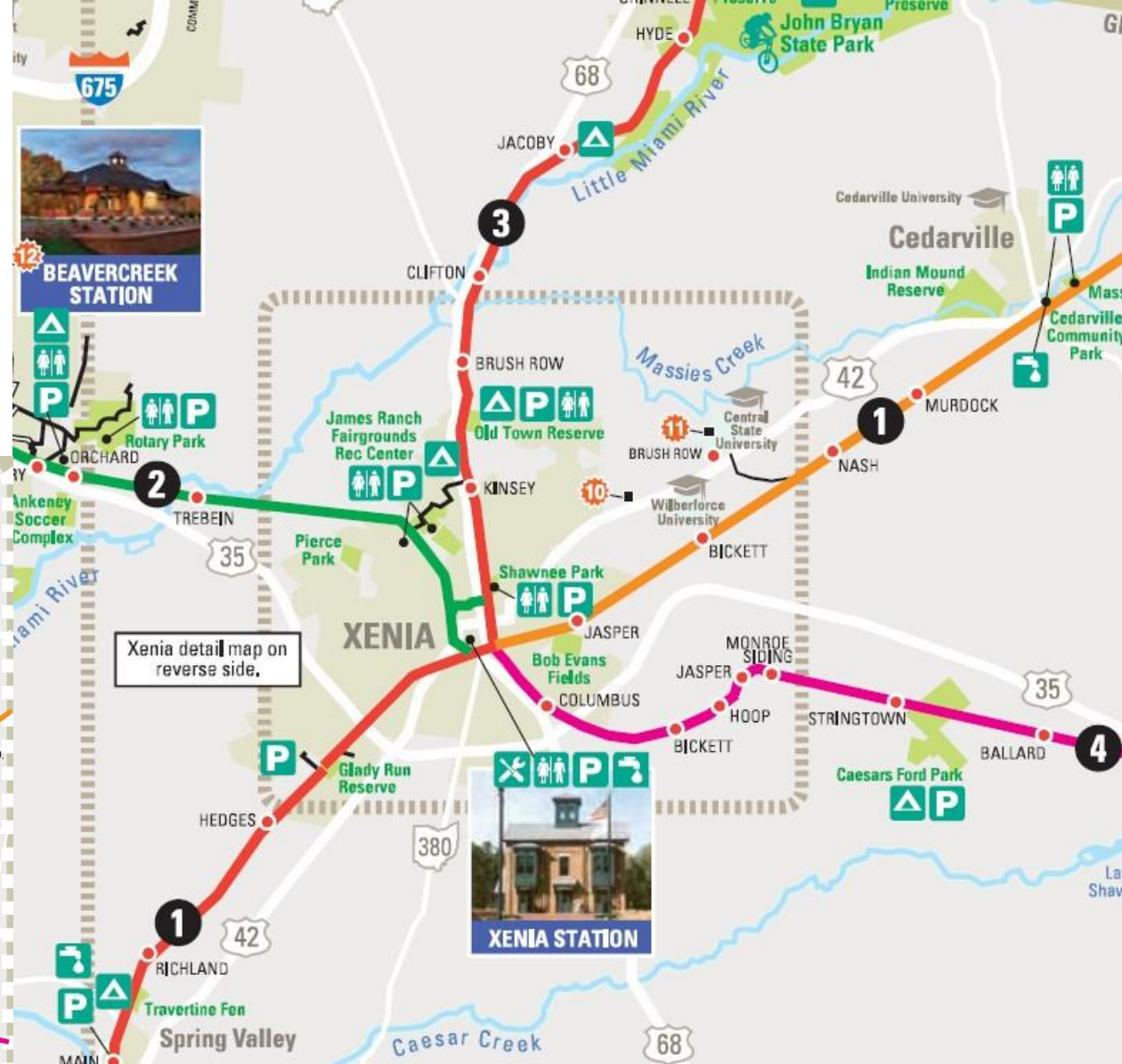
- Protected Natural and Open Spaces
- Protected Farmland and Pastureland
- Scenic Conservation Areas
- Parks and [Trails (next page)]





Markup the Map

- Trails





Summary Tables

	Current Acreage	Current Percentage of the Township	Planned Acreage	Planned Percentage of the Township
Natural and Open Space				
Protected Farmland and Pastureland				
Protected Scenic Areas				
Parkland				

	Current Mileage	N/A	Planned Mileage	N/A
Trails				

Xenia Township is 43.9 sq mi (28,100 acres)



Central Water and Sewer Service



Block 2 – Water and Sewer

- Where should the township plan for both central water and sewer service?
 - This will define the areas where high density development is feasible.
- Where should the township plan for ONLY central water service?
 - Lower density development (supportable by septic), but private wells are insufficient (e.g., low volume, low quality)

**Consider Economics – Annual Costs and Construction Debt
should be covered by users**

Consider Land Preservation – Is this compatible with scenic preservation?






Water Systems in and around Xenia Twp

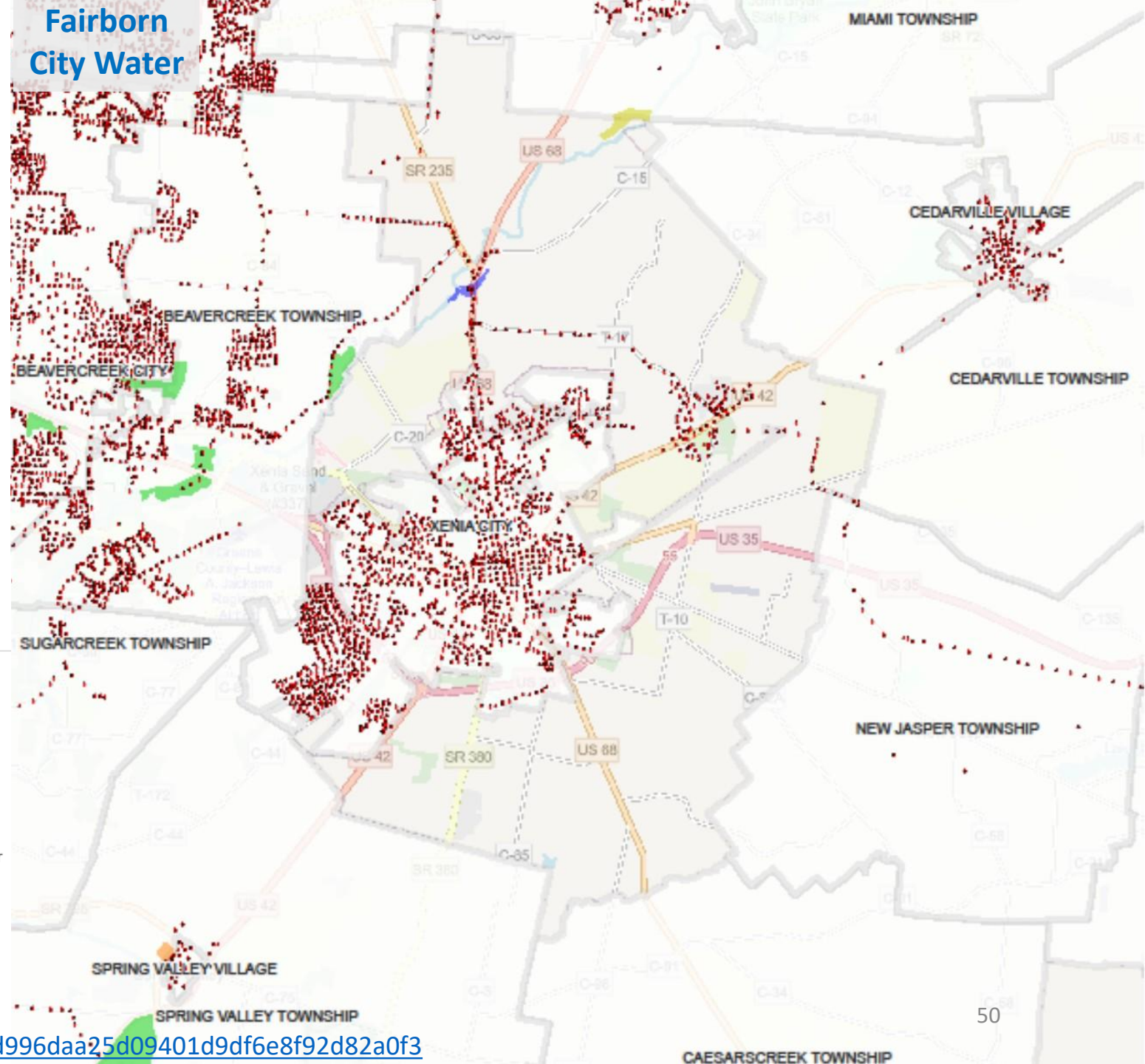
Water, Water Everywhere!!!
(Just not controlled by Xenia
Township)

*Greene NW
Water Plant
Supplies Water
to Shawnee
Hills more than
19 System Miles
away

OpenData - Hydrants

Water

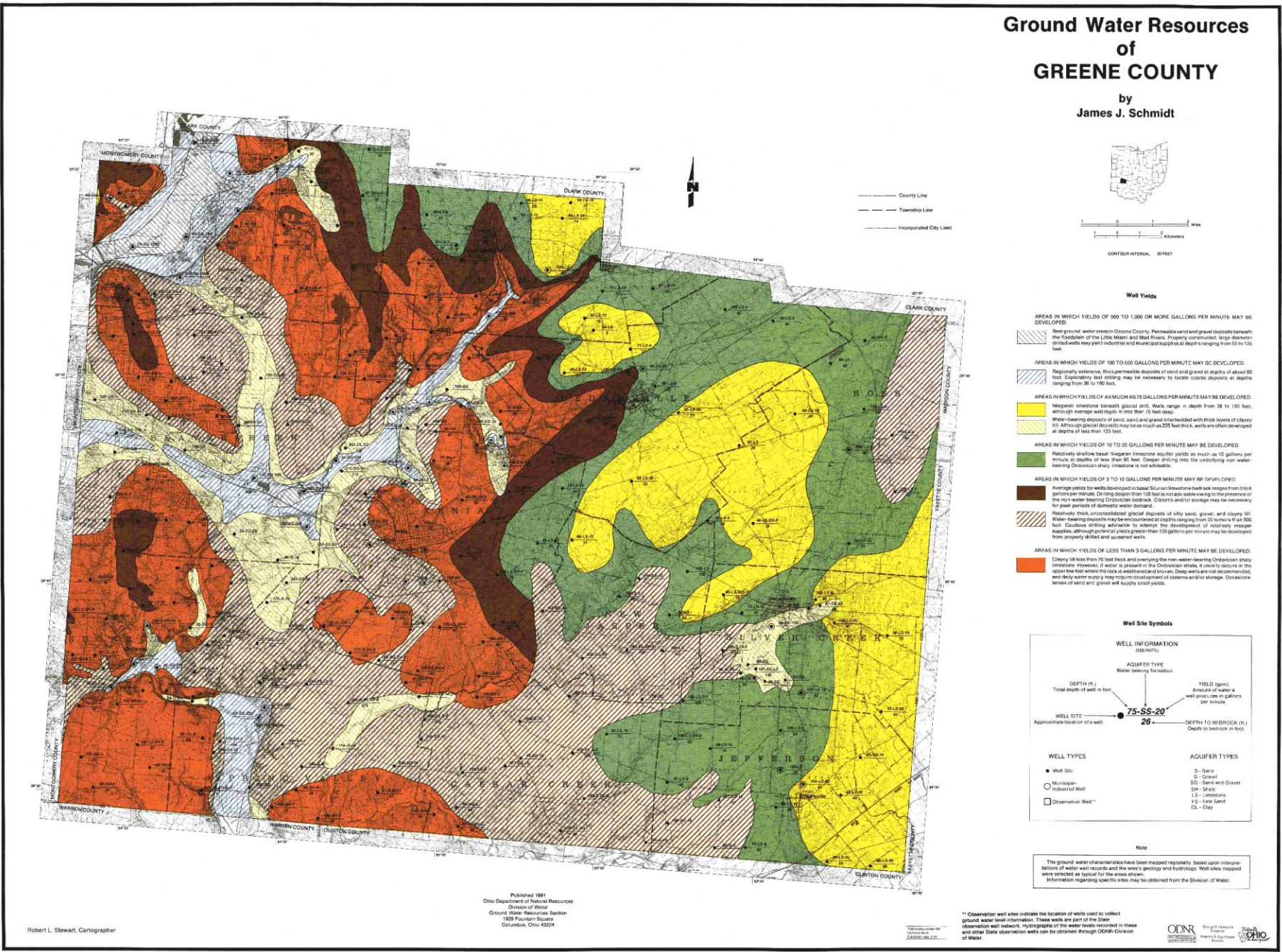
-  Xenia City Water Treatment Plant and Wellfield
-  Greene County Northwest Water Treatment Plant and Wellfields
-  Greene County Southwest Regional Water Treatment Plant Wellfield
-  Yellow Springs Water Treatment Plant and Wellfield
-  Spring Valley Village Water Treatment Plant and Wellfield





Map of estimated well yields

- Areas in Xenia Twp vary from < 3 gal/min to over 500 gal/min



Ohio Groundwater Maps & Pubs =

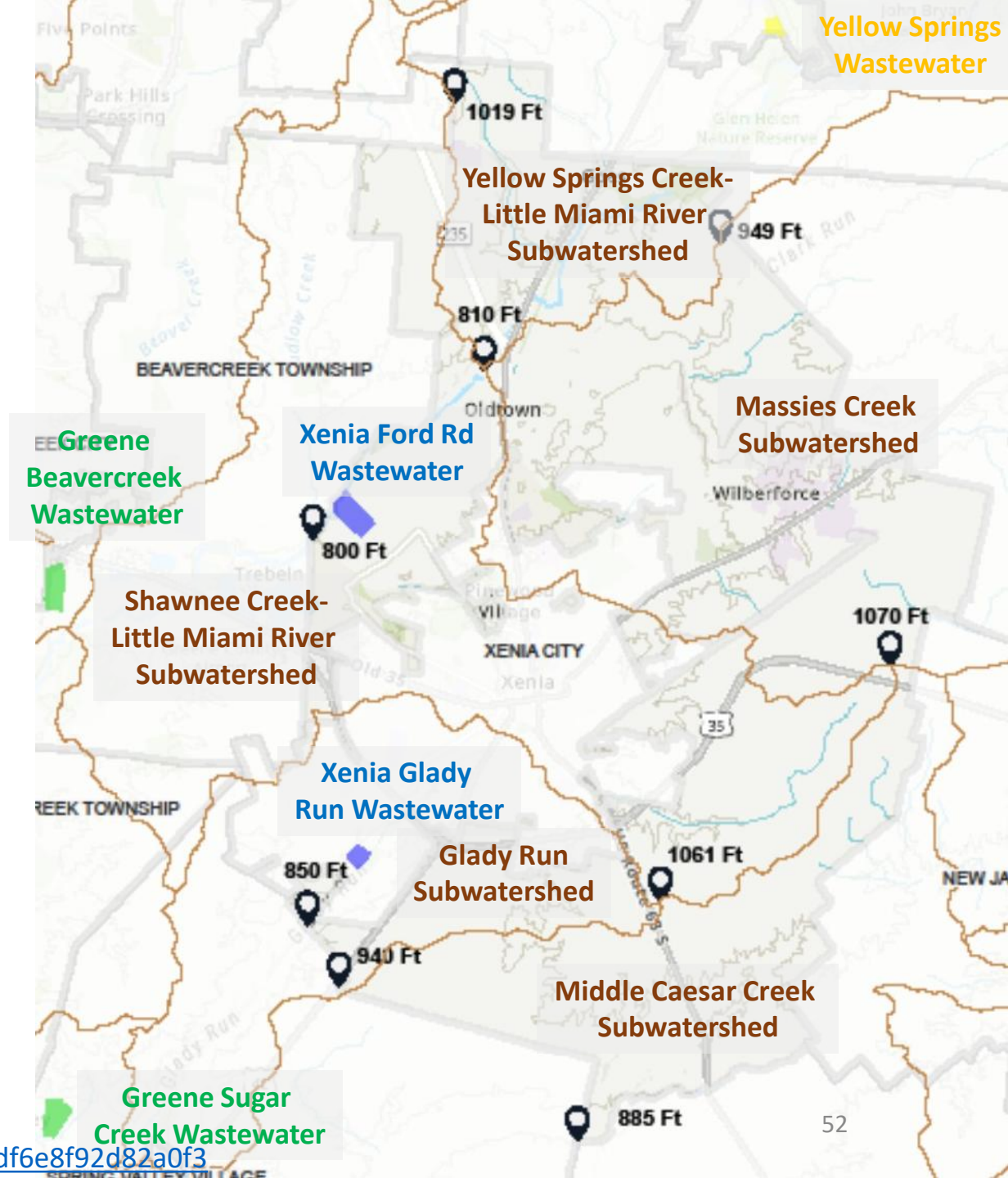
<https://ohiodnr.gov/discover-and-learn/safety-conservation/about-odnr/geologic-survey/groundwater-resources/groundwater-maps-publications>

https://dam.assets.ohio.gov/image/upload/ohiodnr.gov/documents/geology/Greene_GWR_37x27_EOGS04735.pdf



Subwatersheds in Xenia Township

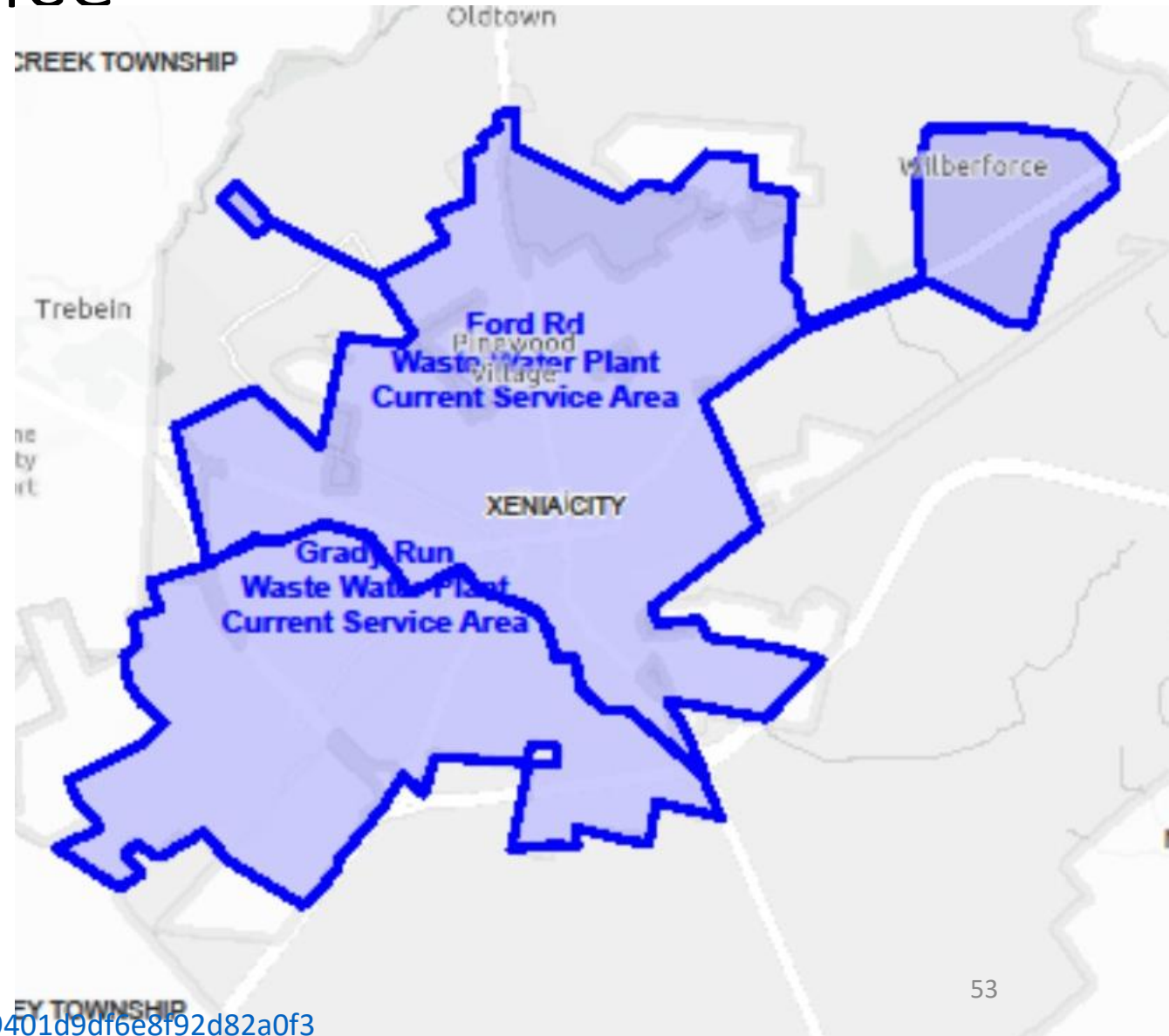
- Hydrologic Area of Both Xenia Ford Rd and Greene County Beaver Creek Plants
 - Yellow Springs Creek-Little Miami River
 - Massies Creek
 - Shawnee Creek-Little Miami River
- Hydrologic Area of Both Xenia Glady Run and Greene County Sugar Creek Plants
 - Glady Run
- Middle Caesar Creek is not in the Hydrologic Area of any current plant





Current Sewer Service

- Xenia Ford Rd Plant serves parts of Xenia Twp
 - Residential areas adjacent to Xenia City
 - Wilberforce neighborhood

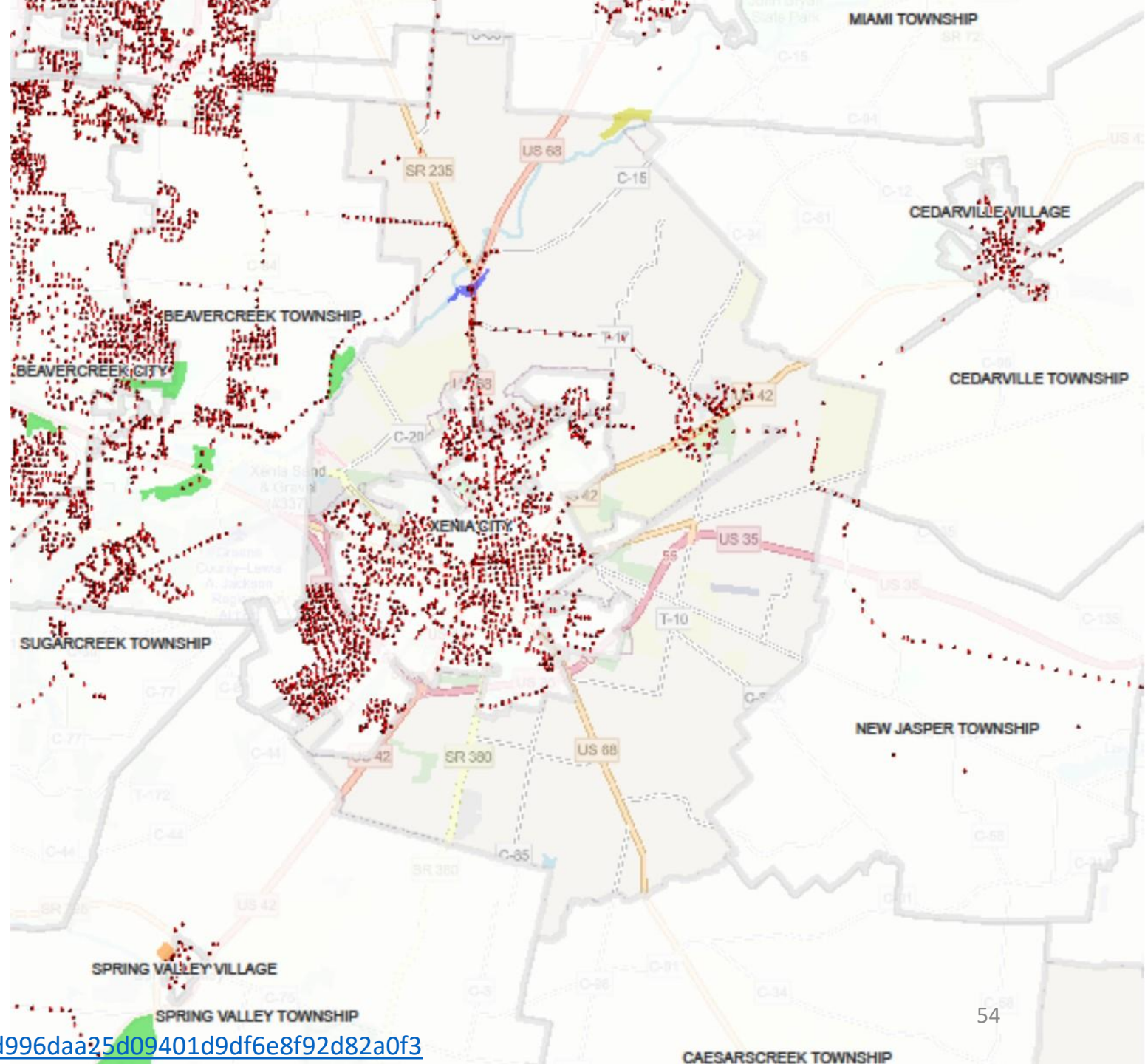




Markup the Map

- Both Water and Sewer Service
- Central Water Service ONLY
- Additional Question – Is this compatible with scenic preservation?

**Consider the Economics –
Annual Costs and Construction
Debt should be covered by users**





Housing

Low Density Housing (Rural and Estate)

High Density Housing

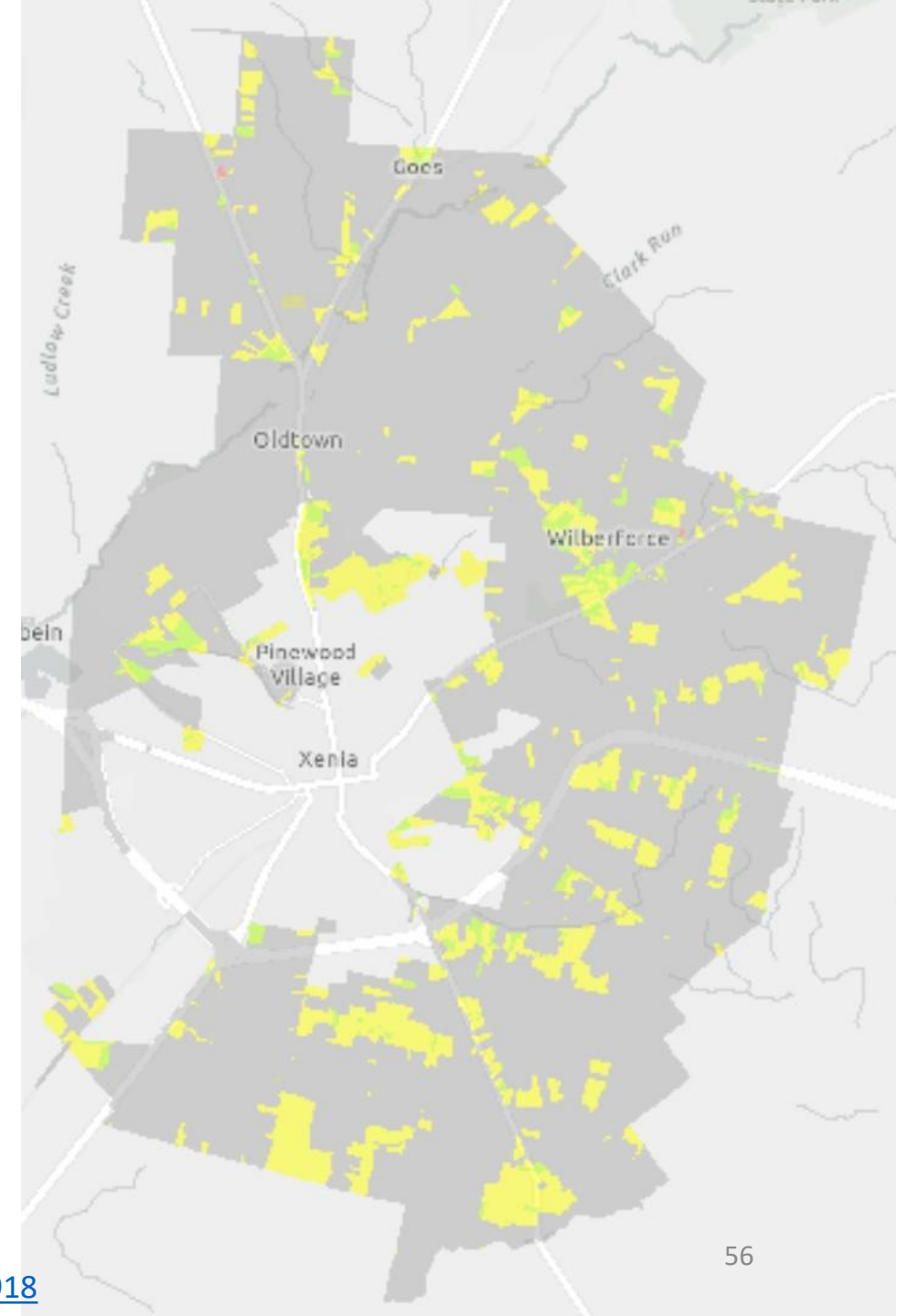


Current Residential Land Use

- Primarily Single Family
 - Some Coded Vacant and Other Residential Structures
- 6 – Two Family Dwellings
- 4 – Apartment Complexes (incl. CSU Shorter Rd Apartments)
- 1 – Mobile Home Park

6/30/2025

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Block 3 – Housing

Block 3A – Areas without Sewer Service

- Rural Residential [“Living in the Country”]
 - Does the township want to change the rules for housing on land zoned agricultural (currently most of the township)?
 - Different rules for different areas of the township?
- Estate Residential [Low Density, Rural Subdivisions]
 - Does the township want to change the rules for Estate Residential?
 - Multiple areas with different densities of Estate Residential?
 - Where should the township plan for Estate Residential development?

**Consider whether or how “Missing Middle” Housing applies:
Accessory Dwelling Units (e.g., “Granny Flats” / Carriage Houses), Duplexes**



Single Family Detached Residential in Agricultural Areas

- Currently an allowed (Principle Permitted) use in Agricultural District with certain minimum conditions
 - Min Lot Size – 5 Acres; Min Road Frontage – 300 Ft
 - Min House Size – 1800 sq ft
- Agricultural land owner can do a “Lot Split” to create a new parcel
 - If it meets the required conditions, it is approved. No zoning approval required.

Are changes needed? If so, what?



Current Residential Use – Lots >5 Acres*

*Actual Range >4.95 Acres

- Distributed throughout the Township – Largely on land zoned Agricultural
- Current Agricultural District Requirements for Single Family Dwelling
 - Min Lot Size – 5 Acres; Min Road Frontage – 300 Ft
 - Min House Size – 1800 sq ft

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TWO FAMILY DWELLING

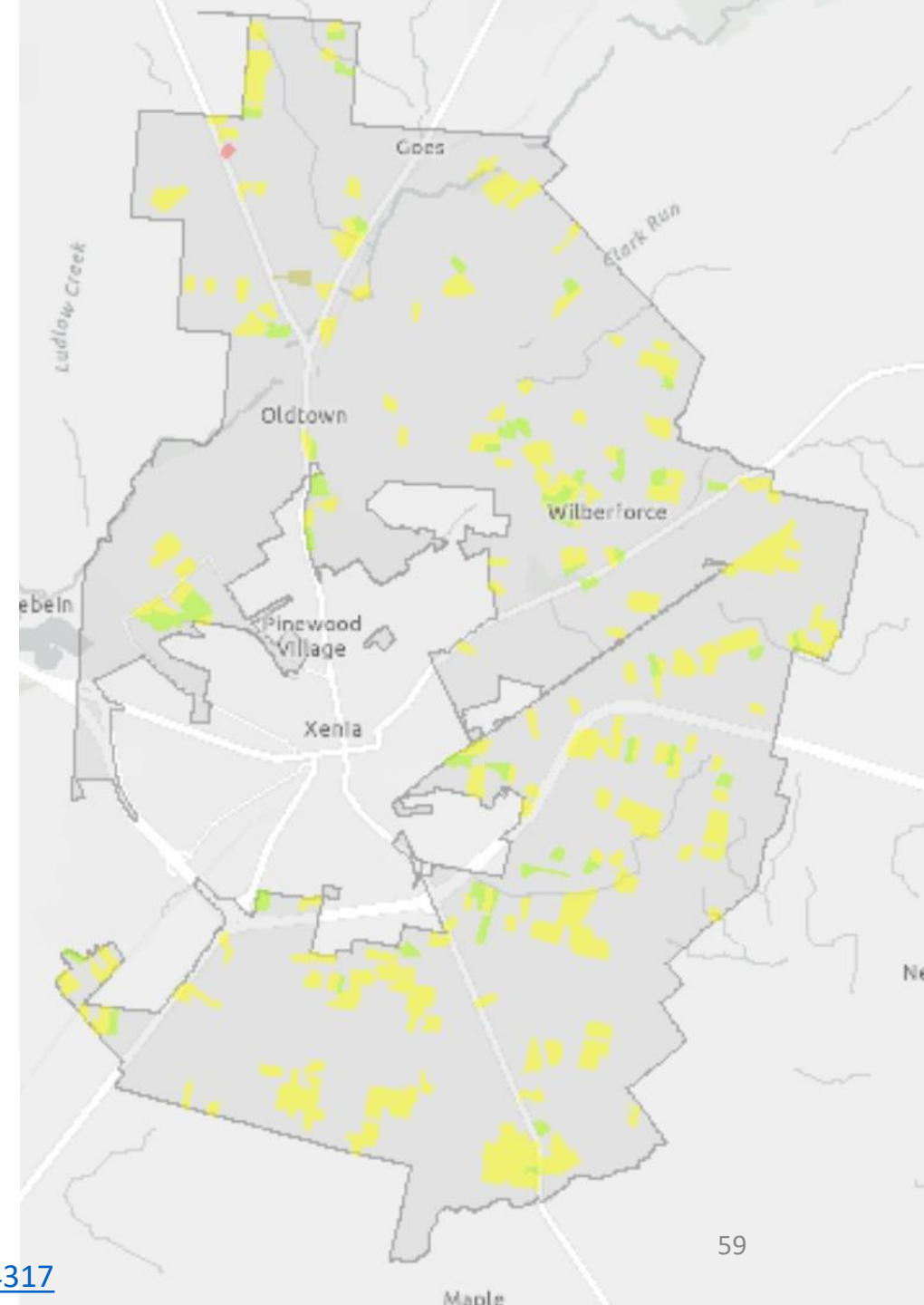
APARTMENTS

SINGLE FAMILY

RESIDENTIAL VACANT LAND

OTHER STRUCTURES

XENIA TOWNSHIP





Low Density Single Family Detached Residential (current Estate District)

- Single Family Detached Residential on lots less than 5 acres require zoning approval (not allowed in Agricultural District)
 - Min Lot Size – 3 Acres; Min Road Frontage – 150 Ft
 - Min House Size – 1800 sq ft
- Essentially all current Estate District land is developed

Are changes needed? If so, what?



Current Residential Use – Lots 1-5 Acres*

*Actual Range 1-4.99 Acres

- Distributed throughout the Township
- Current Requirements for Rural Suburban Residential Estate District
 - Min Lot Size – 3 Acres; Min Road Frontage – 150 Ft
 - Min House Size – 1800 sq ft

7/6/2025

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TWO FAMILY DWELLING

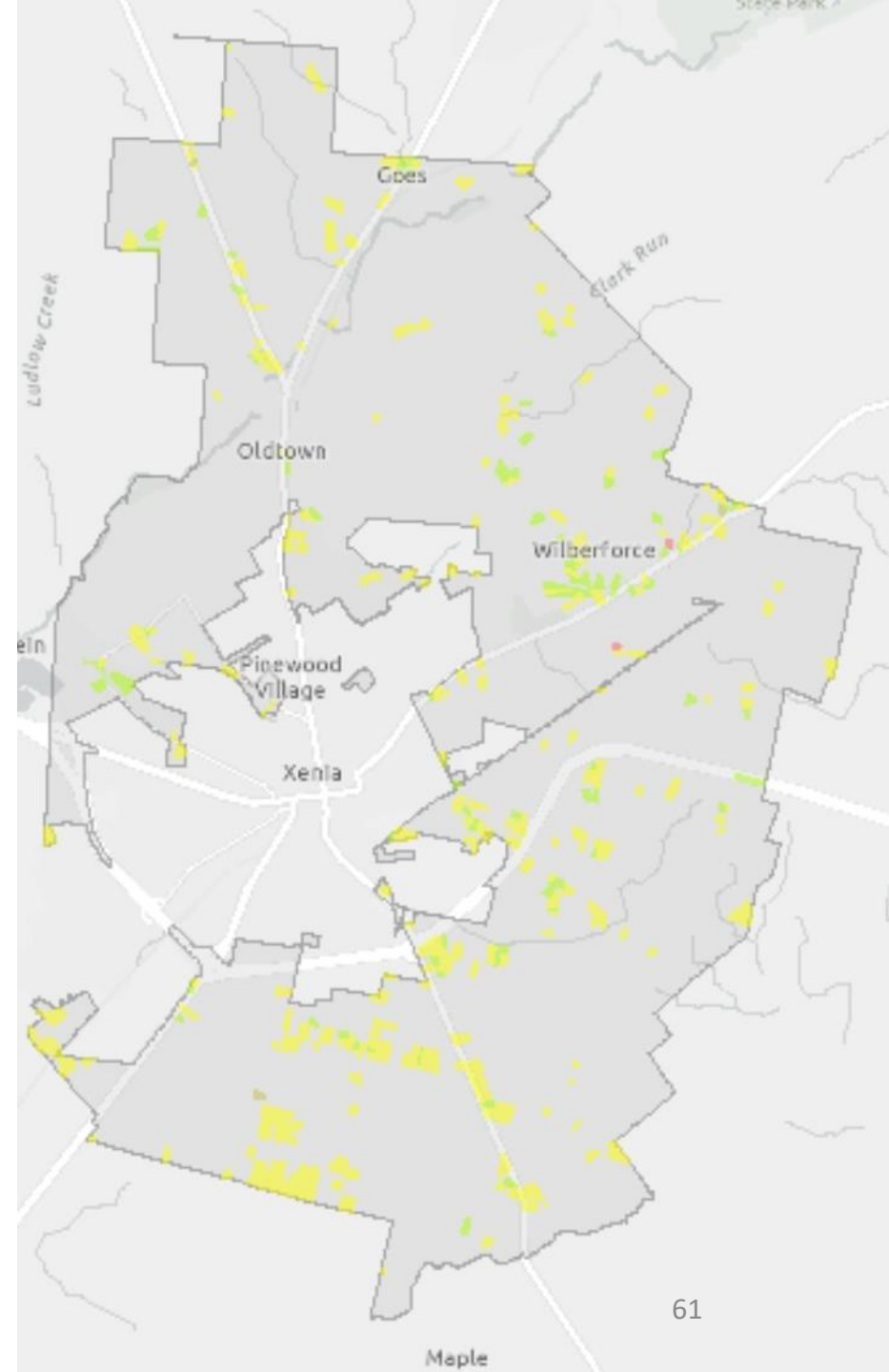
APARTMENTS

SINGLE FAMILY

RESIDENTIAL VACANT LAND

OTHER STRUCTURES

XENIA TOWNSHIP

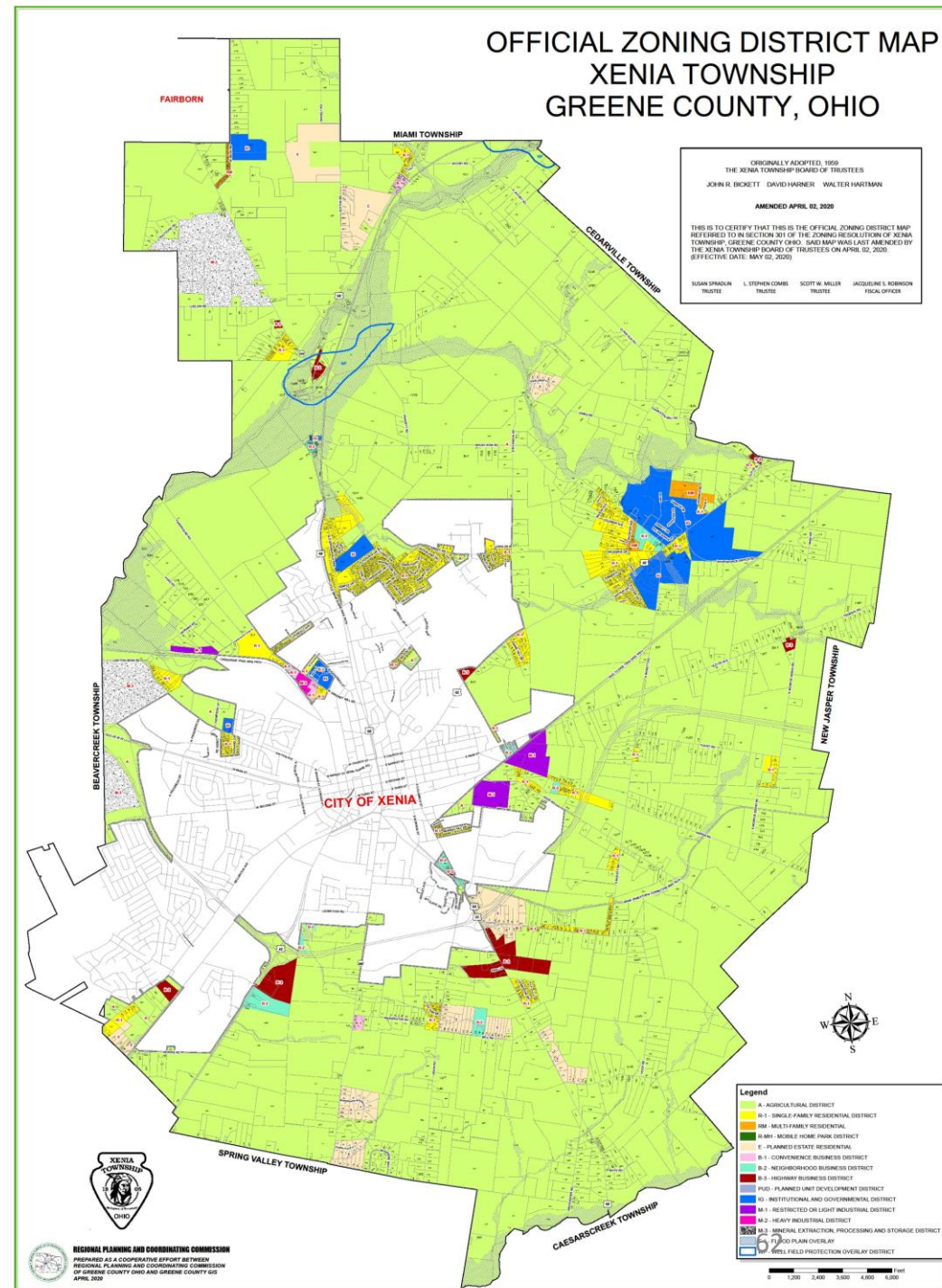




Markup the Map

- If there are multiple Agricultural zones, where are they?
- Estate Residential
 - Possibly different types of Estate Residential zones?

Also Discuss the Rules for Rural and Estate Residential Housing?





Summary Tables – Low Density Housing

	Current Number of Units	Current Acreage	Current Percentage of the Township	Planned Number of Units	Planned Acreage	Planned Percentage of the Township
Rural Residential (Single Lots)						
Estate Residential Subdivisions						

Add Rows If Additional Low Density Housing Categories are Identified



Block 3 – Housing

Block 3B – Areas with Water and Sewer Service

- High Density, Single-Family Detached Residential [“Suburban Living”]
 - Does the township want to change the rules for high density, single-family detached residential (R-1)?
 - Different rules for different areas of the township?
 - Where should the township plan for this type of housing?
- Multi-Family Residential
 - Does the township want different rules for different types of multi-family residential? [Currently there is only one type district for all types of multi-family housing.]
 - What should the rules be for multi-family housing in the township?
 - Where should the township plan for this type(s) of housing?



Current Residential Use – Lots < 1 Acres*

*Actual Range <1 Acres

- Enon Rd / 235 (~30 Lots)
- Hilltop / 235 / 68 N (~30)
- Amlin Heights+ [Kinsey Rd-Detroit to Stevenson] (300+)
- Purcell Dr (~40)
- Richard / Robert (~30)
- Dayton-Xenia / Hawkins (~15)
- Hook Rd / S Bickett (~50)
- Timothy / Lee Ann / Wash (~20)
- Orchard Heights / S 68 (~35)
- Goes Station (~20)
- Old Town (~10)
- Lewis Creek Ct (~7)
- Wilberforce (100+)
- Rising Hill (~25)
- Wilson Dr (~25)
- Murray Hill (~50)
- Jasper / Hoop (~25)

7/6/2025

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TWO FAMILY DWELLING

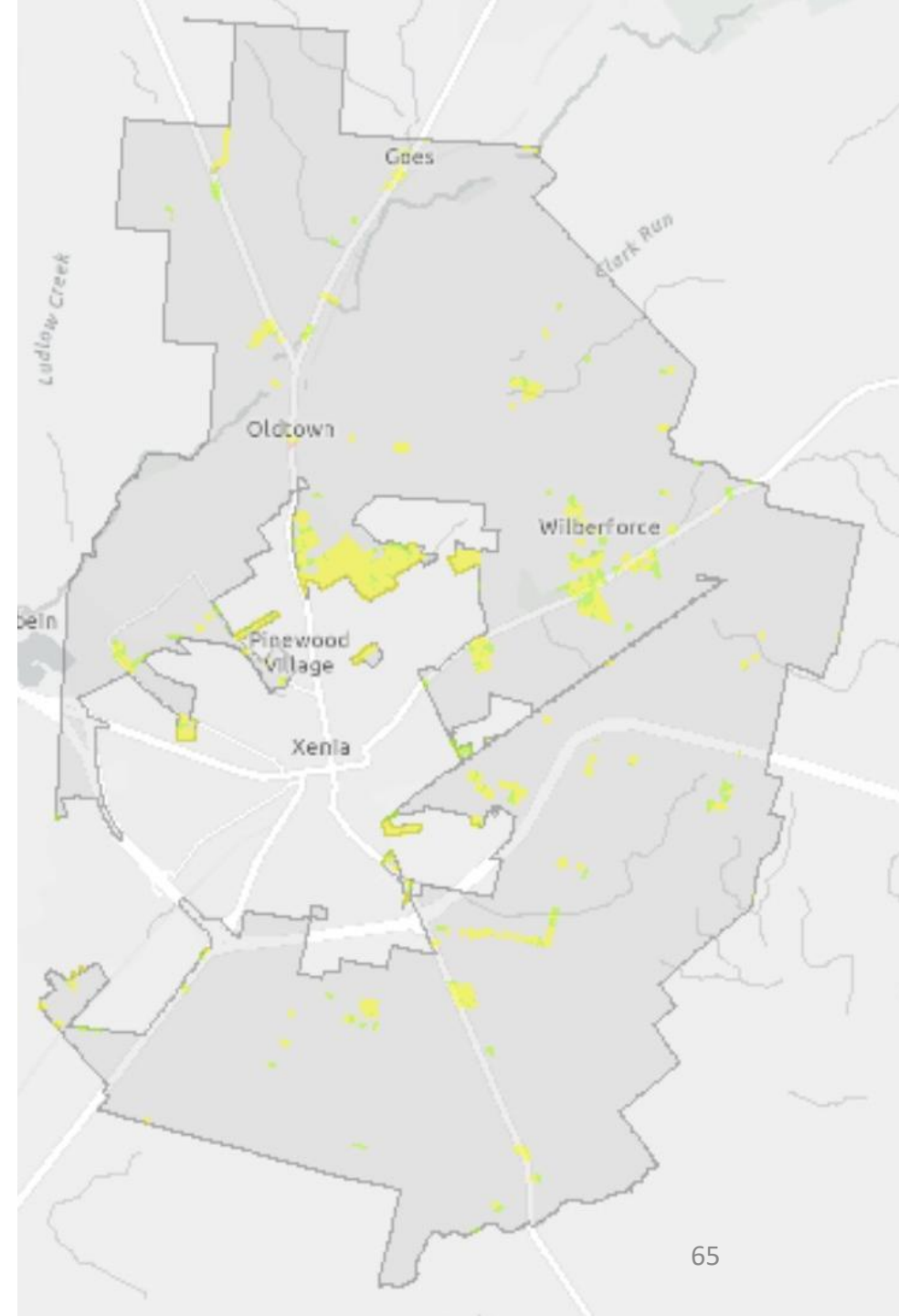
APARTMENTS

SINGLE FAMILY

RESIDENTIAL VACANT LAND

OTHER STRUCTURES

XENIA TOWNSHIP

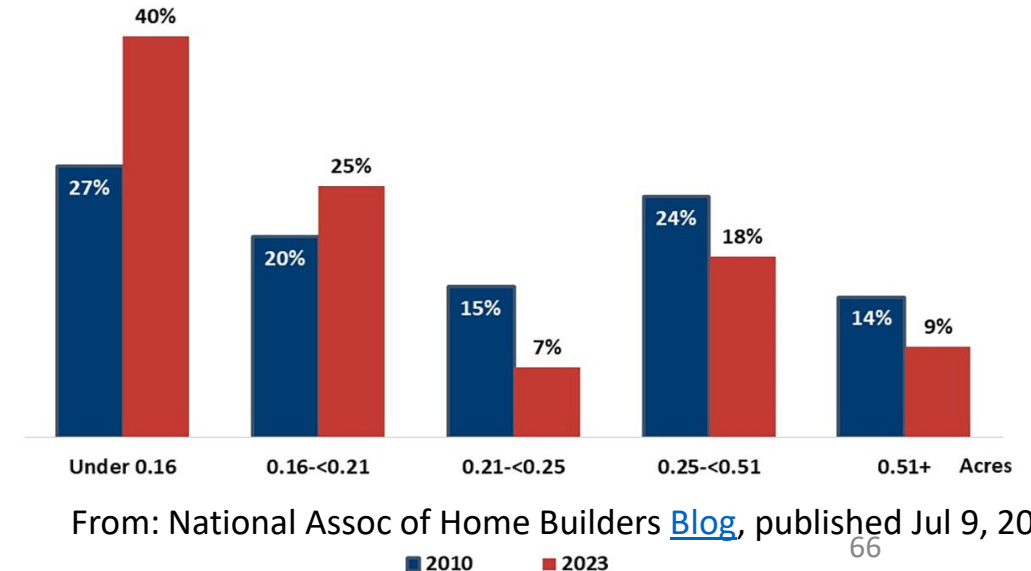




High Density Single Family Detached Residential

- High Density Single Family Detached is a separate zoning district (R-1)
 - Min Lot Size – 0.5 Acres; Min Road Frontage – 150 Ft
 - Min House Size – 1800 sq ft
- Essentially all current R-1 district land is developed

**Lot Size Distribution:
New Single-Family Detached Homes Sold**



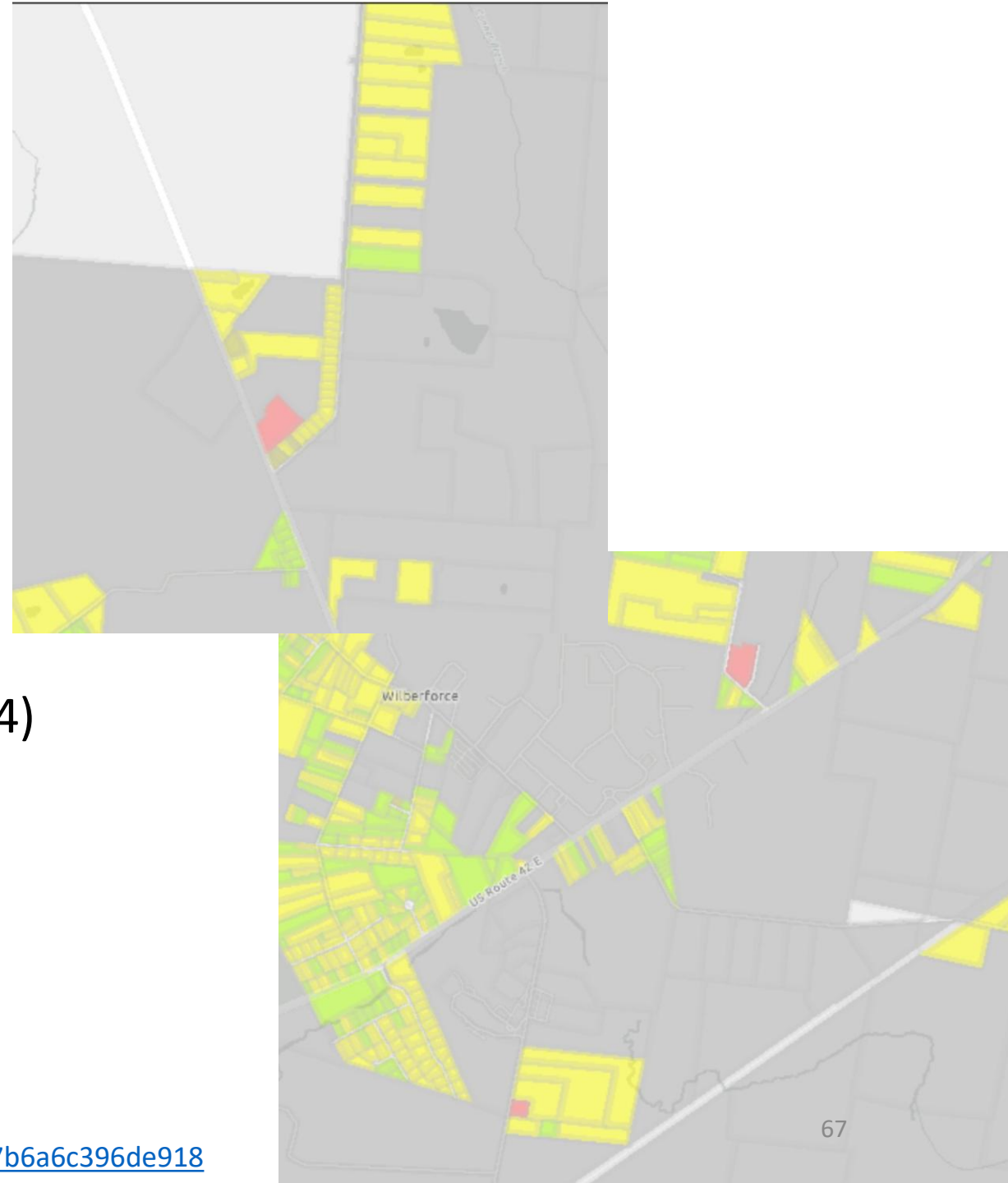
From: National Assoc of Home Builders [Blog](#), published Jul 9, 2024



Current Residential Land Use – Apartments

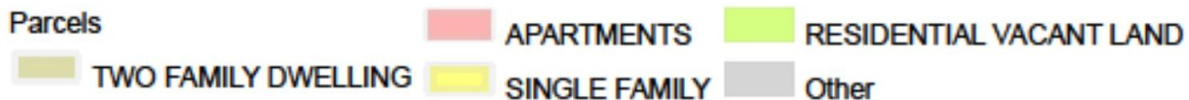
Xenia Twp has Three Apartment Complexes

- OH-235, North of Enon Rd (~10 Units)
- Bickett Rd, South of Wilberforce University (~10 Units)
- Central State Apartments on Shorter Ave (~24) [Not on the Map]
- Hickman Rd Near Central State [Greene Meadows Apartments] (>40 Units)



7/8/2025

Parcels





High Density Multi Family Residential – Apartments and “Missing Middle” Housing

Multi-Unit Apartment / Condo

- Typical smallest building ~10 units (2-3 floors, 2-4 units per floor)
- Xenia Twp currently has a height limit (3 stories) but not a footprint limit)

“[Missing Middle](#)” refers to housing options between Single Family Detached and a Multi-Unit Apartment / Condo

- Duplexes / Triplexes
- Townhouses
- Patio homes
- Cottage courts

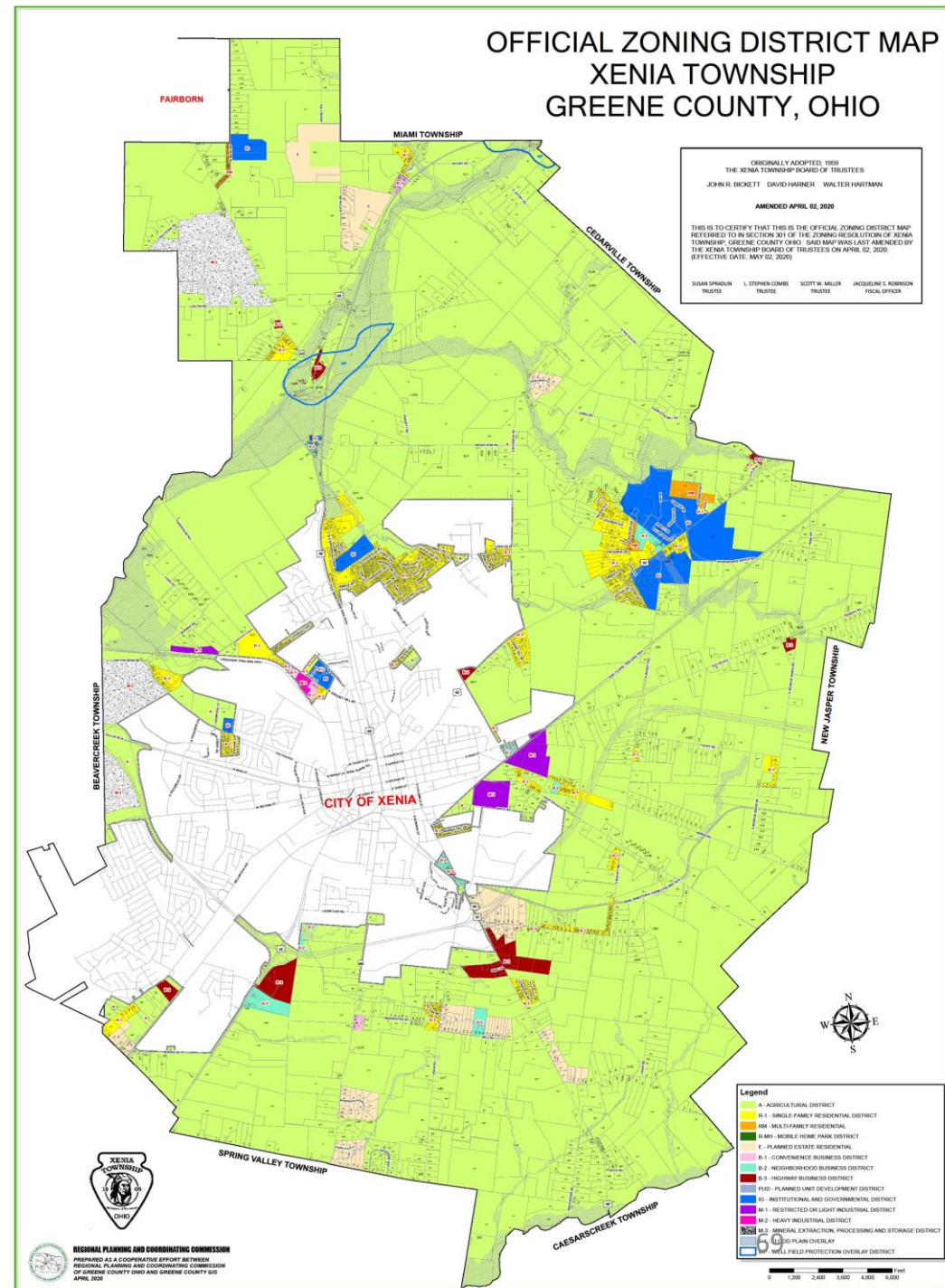
- Xenia Twp has one zoning district (R-M) for every multi-family residential use
- Essentially all current R-M district land is developed



Markup the Map

- Planned locations for various types of high density housing

Also Discuss the Rules for High Density Housing?





Summary Tables – High Density Housing

	Current Number of Units	Current Acreage	Current Percentage of the Township	Planned Number of Units	Planned Acreage	Planned Percentage of the Township
Single-Family Detached						
Duplex						
Apartments						

Add Rows If Additional High Density Housing Categories are Identified



Commercial and Industrial



Current Commercial and Industrial Land Uses

Pockets Around the Township (Plus a Few Single Lots)

- Western Edge on US-35 and Dayton-Xenia
- Jasper and Birch Rds, West of US-35
- US-68 North of OH-235
- US-68 South of US-35

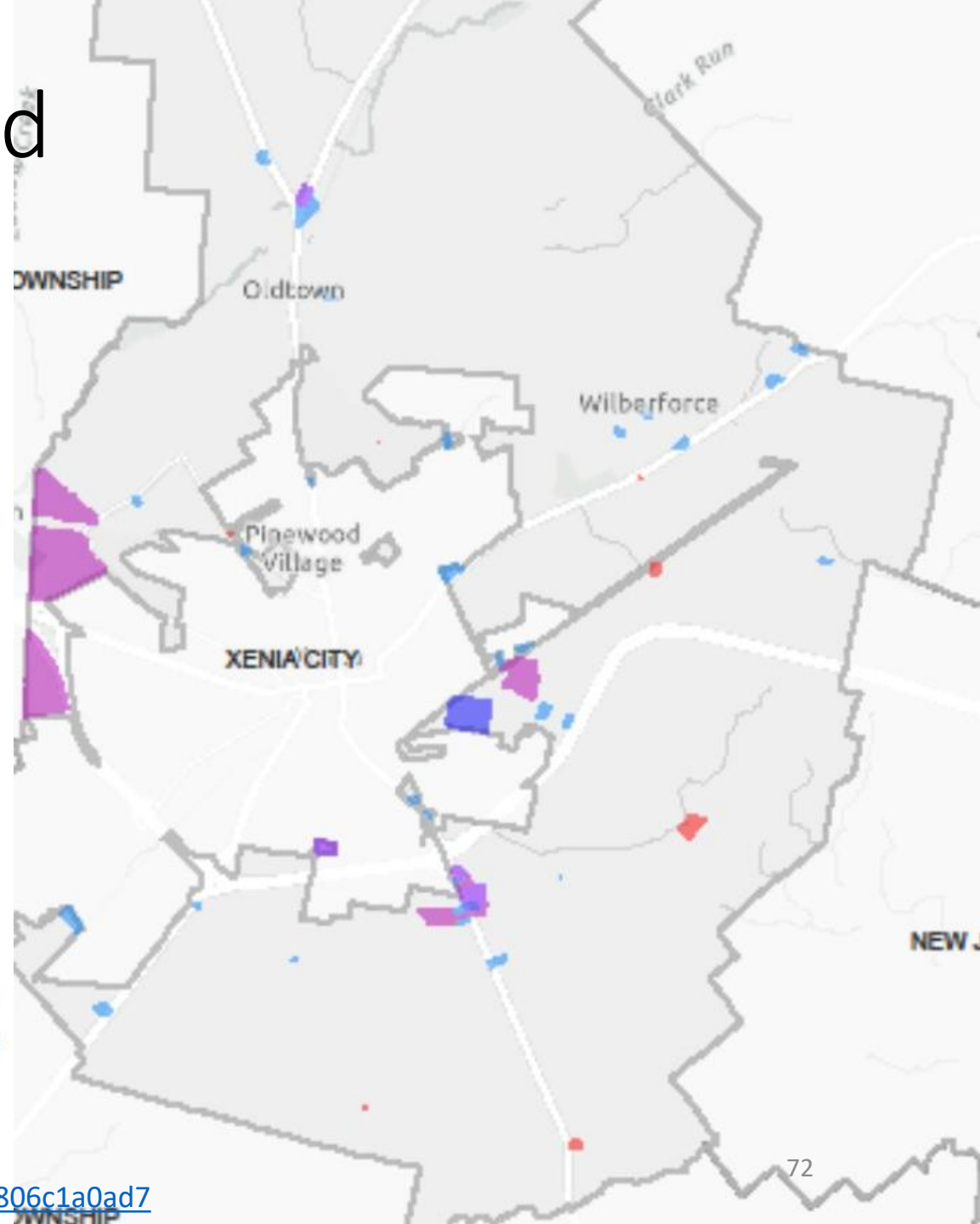
Plus 23 Single Lots

Plus Utility and Tower Locations

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Parcels

- Low Density Commercial, Office, and Industrial
- High Density Commercial, Office, and Industrial
- Mini / Outdoor Storage
- Outdoor Commercial and Industrial
- Utilities, Towers, etc.





Block 4 – Commercial and Industrial

- Isolated Business Activities [“Corner Businesses”]
 - Does the township want to allow new isolated businesses?
 - If so, what rules does the township want for those businesses?
 - Should they be allowed throughout the township or only selected areas?
[Different rules for different areas]
- Business Districts [Concentration of multiple businesses]
 - Where should the township plan for concentrated business use?
 - Should some types of uses, but not others, be allowed in various areas?
 - How should the township categorize different types of business land uses? [Currently the township has six types of commercial & industrial districts]

Is Anything Different if There is Central Water and Sewer Available?



Current Commercial & Industrial District Types

- B-1 – Convenience Shopping District
 - Stores with a limited range of convenience goods to supply the emergency needs of those living in the immediate vicinity.
- B-2 – Neighborhood Business District
 - Variety of retail stores, office buildings, and service establishments which serve the needs of the local population.
- B-3 – Highway Business District
 - Serve the market of the urban area rather than the neighborhood. Typically mapped along major traffic arteries. Major shopping complexes
- M-1 – Light Industrial District
 - Industrial uses which operate in a clean and quiet manner and generate only light to moderate amounts of traffic.
- M-2 – Heavy Industrial District
 - Large sites. Isolated from other land uses due to external effects such as heavy traffic generation, open storage materials, and possible emission of noise, glare, dust, odor, smoke, or other offensive characteristics.
- M-3 – Mineral Extraction And Storage
 - Quarries



Auditor's Land Use Codes (Industrial)

Code	Description
300	Industrial – vacant land
310	Food and drink processing plants and storage
320	Foundries and heavy manufacturing plants
330	Manufacturing and assembling, medium
340	Manufacturing and assembling, light
350	Industrial warehouses
360	Industrial truck terminals
370	Small shops (machine, tool & die, etc.)
380	Mines and quarries
390	Grain elevators
399	Other industrial structures



Auditor's Land Use Codes (Commercial)

Code	Definition
400	Commercial – vacant land
401	Apartments – 4 to 19 rental units
402	Apartments – 20 to 39 rental units
403	Apartments – 40 or more rental units
410	Motels and tourist's cabins
411	Hotels
412	Nursing homes and private hospitals
415	Trailer or mobile home park
416	Commercial camp grounds
419	Other commercial housing
420	Small (under 10,00 sq. ft.) detached retail stores
421	Supermarkets
422	Discount stores and junior department stores
424	Full line department stores
425	Neighborhood shopping center
426	Community shopping center
427	Regional shopping center
429	Other retail structures
430	Restaurant, cafeteria, and/or bar
435	Drive-in restaurant or food service facility
439	Other food service structures

Code	Description
440	Dry cleaning plants and laundries
441	Funeral homes
442	Medical clinics and offices
444	Full service banks
445	Savings and loans
447	Office buildings – 1 and 2 stories
448	Office buildings – 3 or more stories – walk up
449	Office buildings – 3 or more stories – elevator
450	Condominium office units
452	Automotive service station
453	Car washes
454	Automotive car sales and services
455	Commercial garages
456	Parking garage, structures and lots
460	Theatres
461	Drive-in theatres
462	Golf driving ranges and miniature golf courses
463	Golf courses
464	Bowling alleys
465	Lodge halls and amusement parks
480	Commercial warehouses
482	Commercial truck terminals
490	Marine service facilities
496	Marina (small boat)
499	Other commercial structures



Low Intensity Retail, Office & Industrial

- Most current business in Xenia Twp are not served by central water and sewer
- Many of those businesses are isolated parcels (surrounded by non-commercial uses)
 - Most are on “main roads” (arterial or connector roads)
 - Many are on corner lots
- Most current commercial & industrial district land is developed (except for mining district)



Low Intensity Retail, Office, and Industrial (p1)

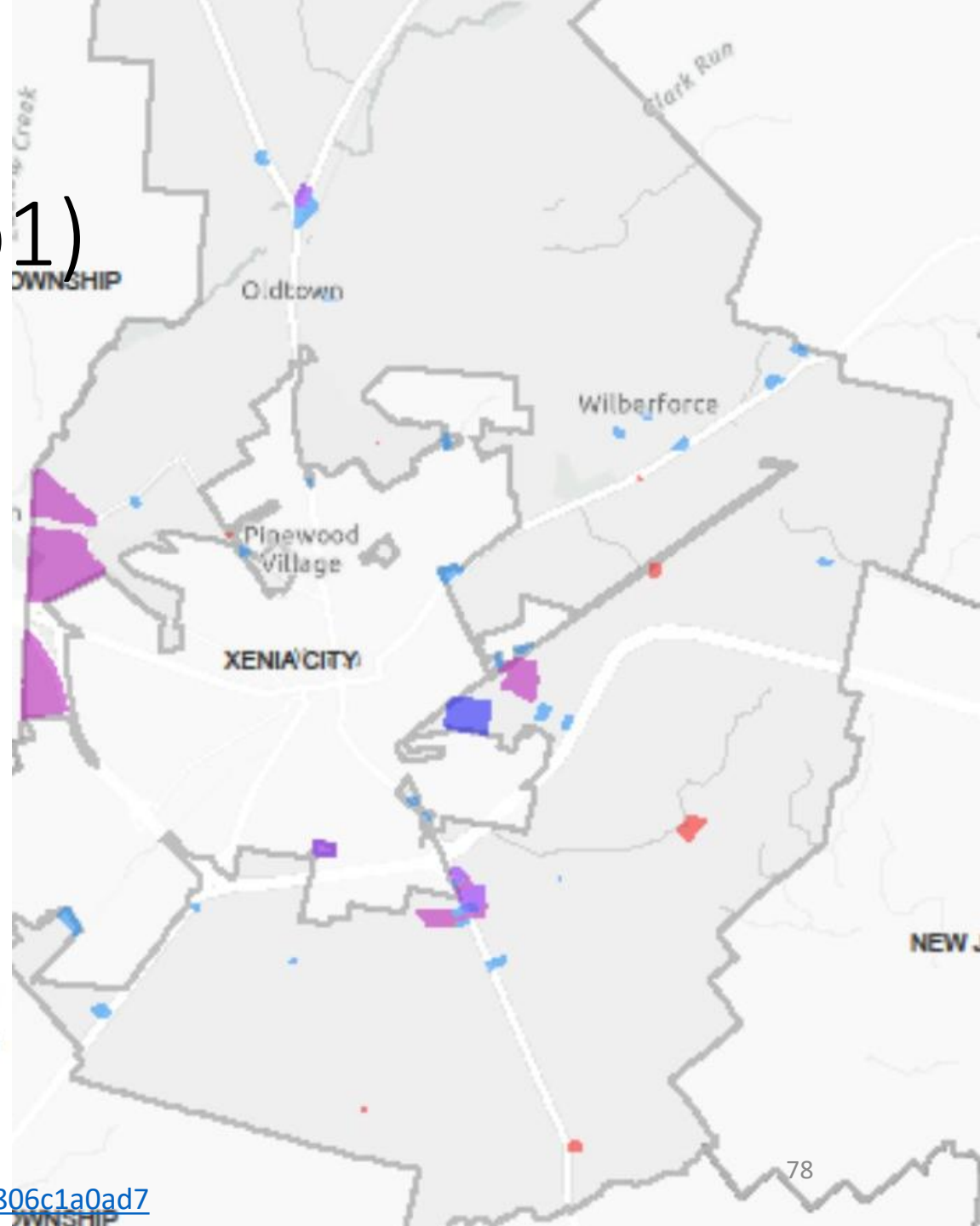
Various Single Lots

- Orchard Lane Events (OH-235 near Ludlow Rd)
- Xenia Meats (Brush Row Rd near Oldtown)
- Speedway (US-42 & Brush Row)
- Cross Creek Kennels (US-42 near Old US-42)
- Unknown (Charleton Mill near US-42)
- Unknown (Wilberforce Clifton near WCPOVA)
- Vacant (Brush Row and Shorter)
- WBZI Transmitter (Kinsey Rd next to Greene Library Service Center)
- Seiter Services (US-42 @ Xenia City Limits)

Jasper Rd

- Club X Training Facility
 - Kiddie Kingdom Childcare
- ## US-68 North of OH-235
- Veterinary Associates
 - Cruisers Mobility
 - Knickerbocker Pools
- ## US-68 South of US-35
- Bob McGlothen Plumbing
 - Part of King Ln
 - Robin's Nursery

-
- Low Density Commercial, Office, and Industrial
 - High Density Commercial, Office, and Industrial
 - Mini / Outdoor Storage
 - Outdoor Commercial and Industrial
 - Utilities, Towers, etc.





Low Intensity Retail, Office, and Industrial (p2)

Various Single Lots

- Docton Animal Clinic Parking Lot (US-68 and Kinsey Rd)
- Unknown (Hawkins Rd between Dayton Xenia & Ford Rd)
- MicroControls (Fairgrounds Rd next to James Ranch Park)
- Vacant (Near Old 35 and N Monroe Siding)
- Unknown (Old 35 near Xenia City Limits)
- Copley Construction (Old 35 near Xenia City Limits)
- Kerrigan Roofing (US-42 and US-35)
- Long's Sideout Spirits and Sports (US-42 between Hedges Rd and Krepps Rd)
- Pony Express Veterinarian (Lower Bellbrook Rd @ Xenia City Limits)

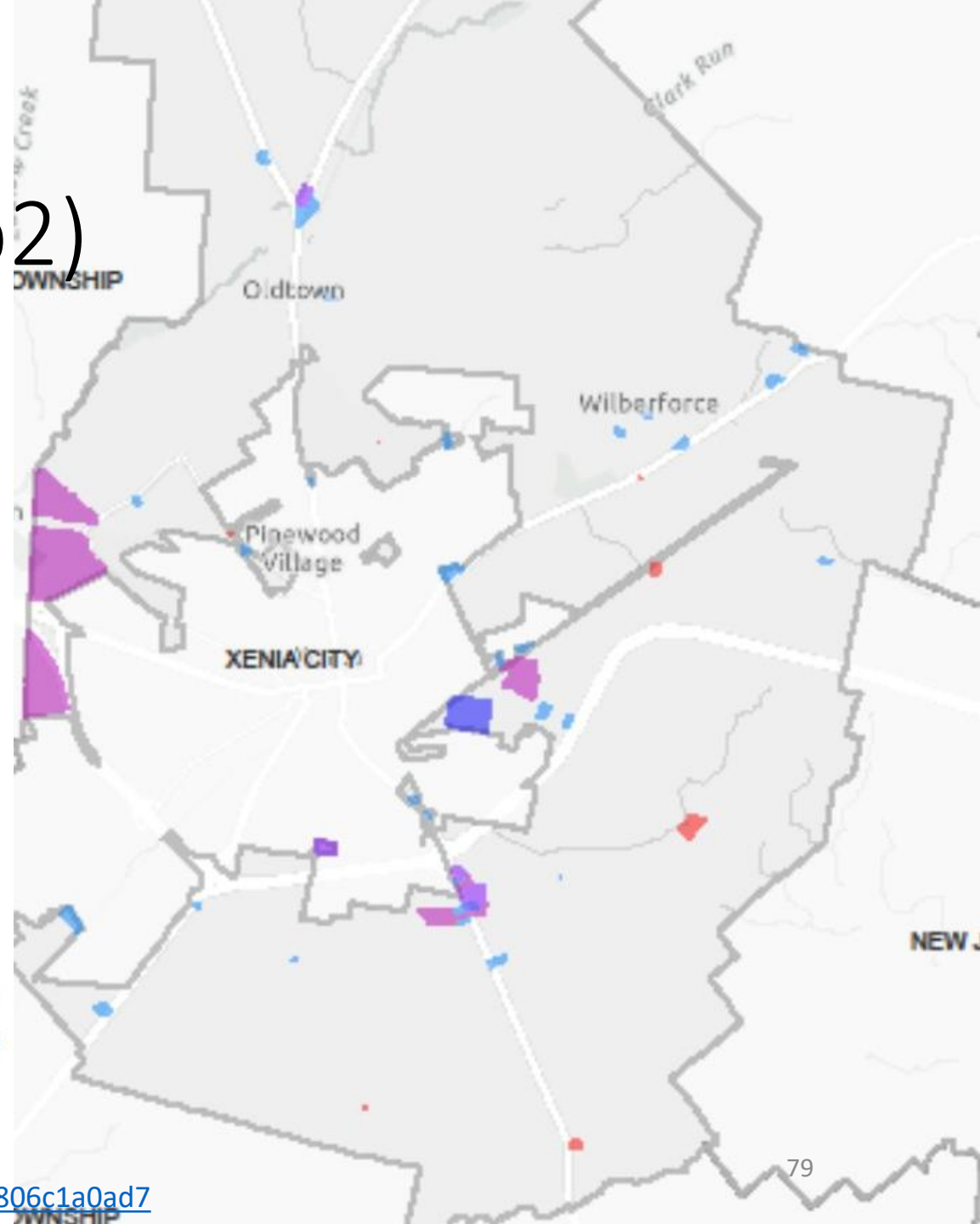
Various Single Lots

- Parsons Body Shop (Hook Rd between US-68 & Bickett Rd)
- The Rod Shop (US-68 & Columbus St)
- Walker & Son's Transmission (US-68 near Patton St)
- Moore's Body Shop (OH-380 and Ledbetter Rd)
- W S Electronics (OH-380 and Union Rd)

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- Low Density Commercial, Office, and Industrial
- High Density Commercial, Office, and Industrial
- Mini / Outdoor Storage
- Outdoor Commercial and Industrial
- Utilities, Towers, etc.





High Intensity Retail, Office & Industrial Outdoor Commercial and Industrial

Large, High Intensity

- Township has a few large, indoor commercial & industrial locations
 - More self-storage / mini-storage locations (4) than other large businesses

Outdoor

- Business with the most external effects
 - Noise, dust, light, odor, “just ugly”
 - Screening and setbacks can provide some mitigation
- Business types can vary widely
 - Mines
 - Junk yards
 - Amphitheaters
 - Outdoor storage
 - Amusement parks
 - Race tracks



High Intensity Retail, Office, and Industrial

Mini / Outdoor Storage

- Knickerbocker Storage (US-68, N of OH-235)
- Xenia Self Storage (OH-380 and Ledbetter Rd)
- M-P Marine (US-68, S of US-35)
- Dean's Storage (US-68, S of US-35)

Birch Rd

- Bob Evans

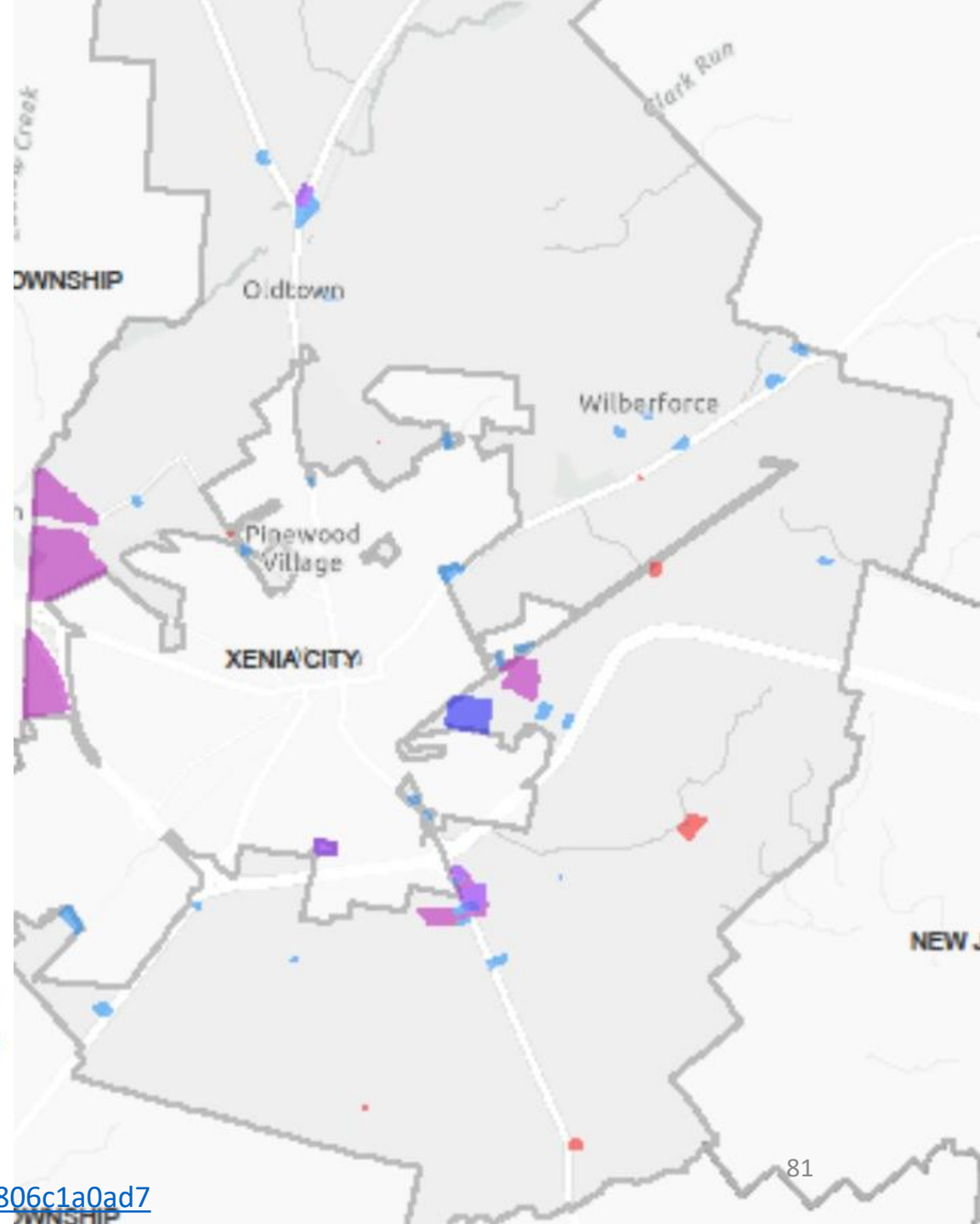
US-68 South of US-35

- Dean's Landscaping & Plumbing

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Parcels

- Low Density Commercial, Office, and Industrial
- High Density Commercial, Office, and Industrial
- Mini / Outdoor Storage
- Outdoor Commercial and Industrial
- Utilities, Towers, etc.





Outdoor Commercial and Industrial

Western Twp, US-35 /
Dayton-Xenia

- Kil-Kare Raceway
- Martin Marietta – Xenia Sand & Gravel
- Phillips Sand & Gravel

Jasper Rd West of US-35

- River Metals Recycling

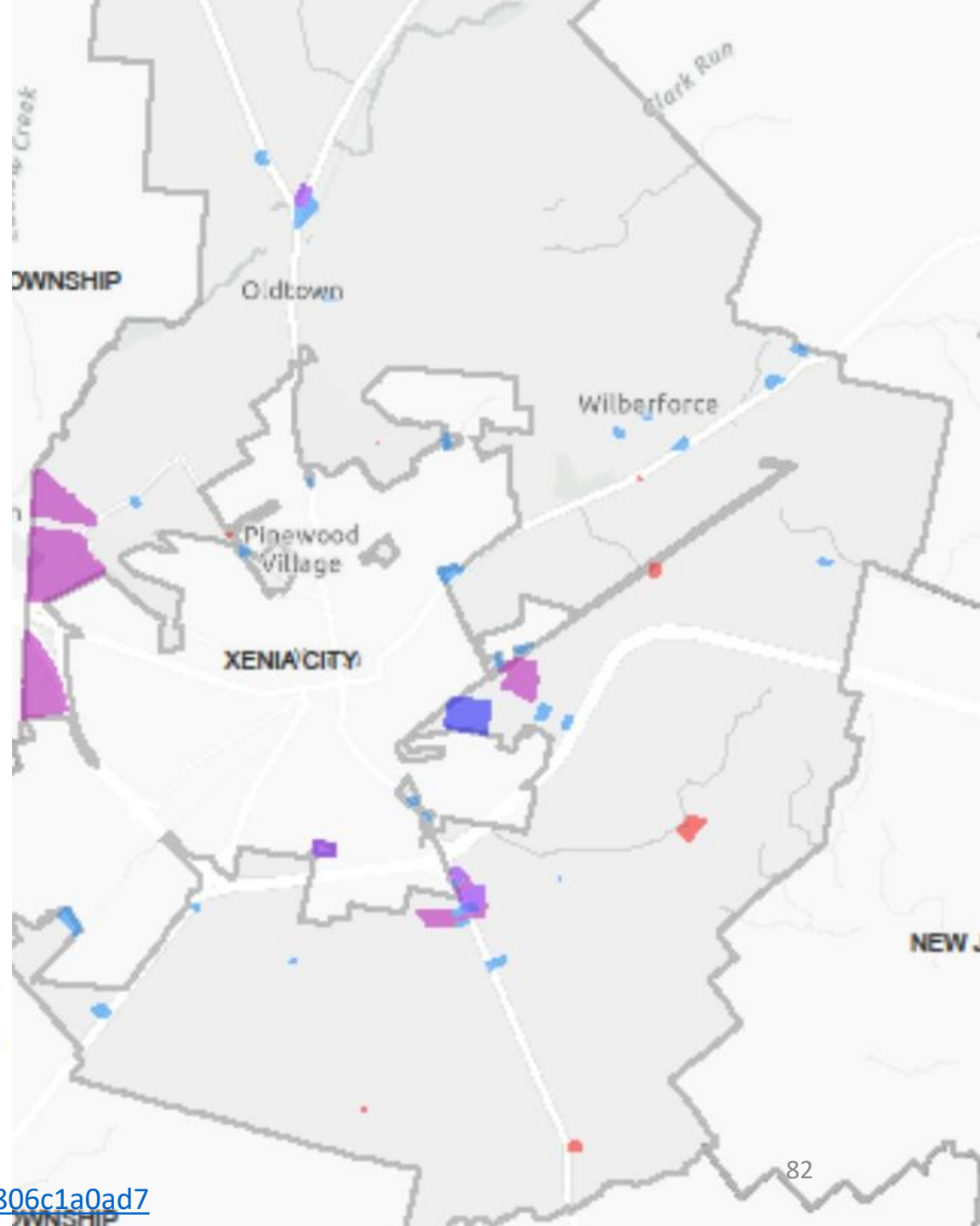
US-68 South of US-35

- Finish Line Car & Credit
- Howard Auto Sales
- Part of King Ln

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Parcels

- Low Density Commercial, Office, and Industrial
- High Density Commercial, Office, and Industrial
- Mini / Outdoor Storage
- Outdoor Commercial and Industrial
- Utilities, Towers, etc.

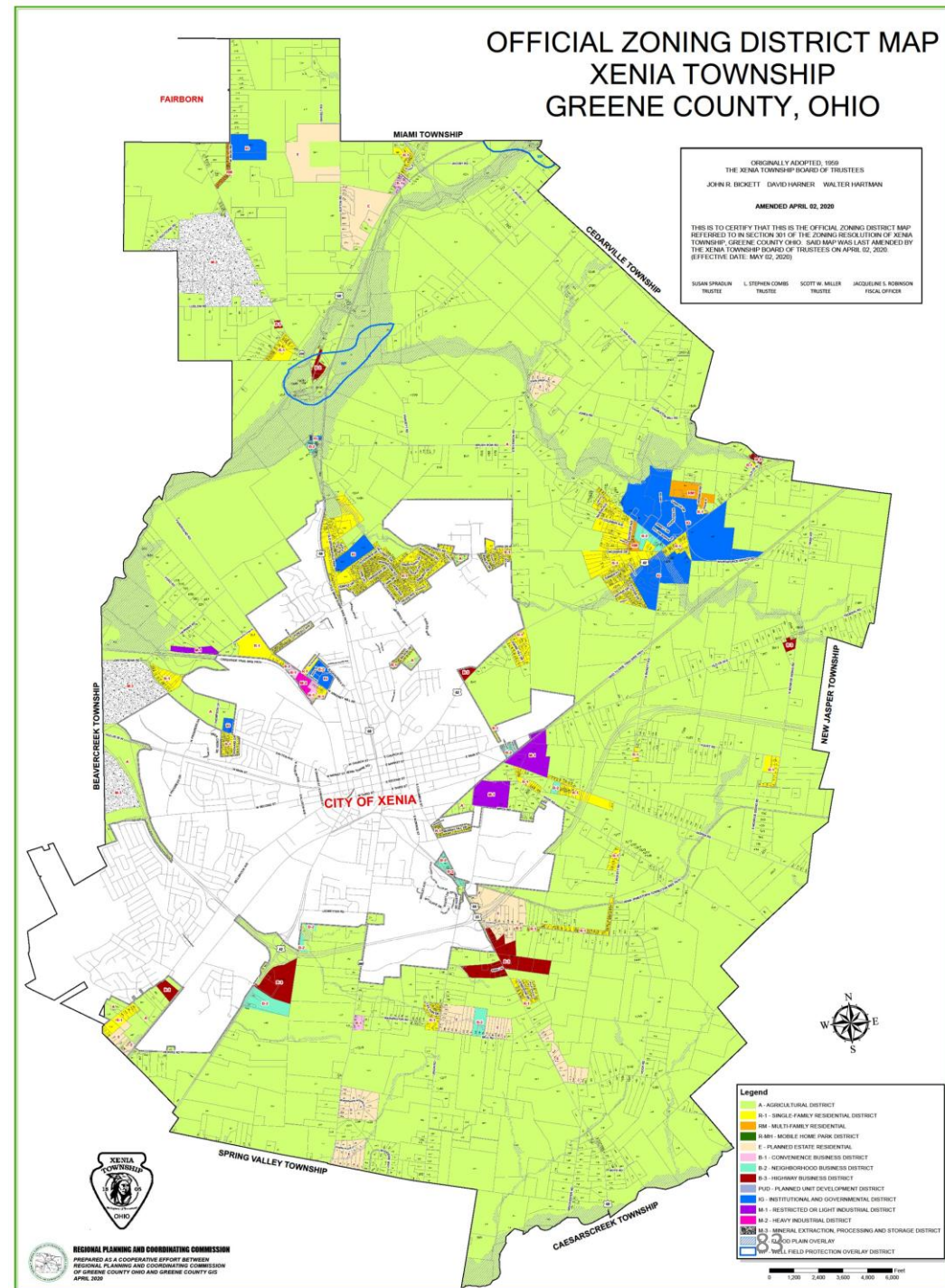




Markup the Map

- Planned locations for various types of commercial and industrial districts

Also Discuss the Rules for Commercial and Industrial Land Use?





Summary Tables – Isolated Businesses

	Current Number of Businesses	Current Acreage	Current Percentage of the Township	Planned Acreage	Planned Percentage of the Township
Isolated Businesses					
Home Businesses					
Conditional Use Business Activities					

Add Rows If Additional Categories are Identified



Summary Tables – Business Districts

	Current Number of Businesses	Current Acreage	Current Percentage of the Township	Planned Acreage	Planned Percentage of the Township
District A					
District B					
District C					

Add Rows If Additional Categories are Identified



Roads

Safety

Capacity



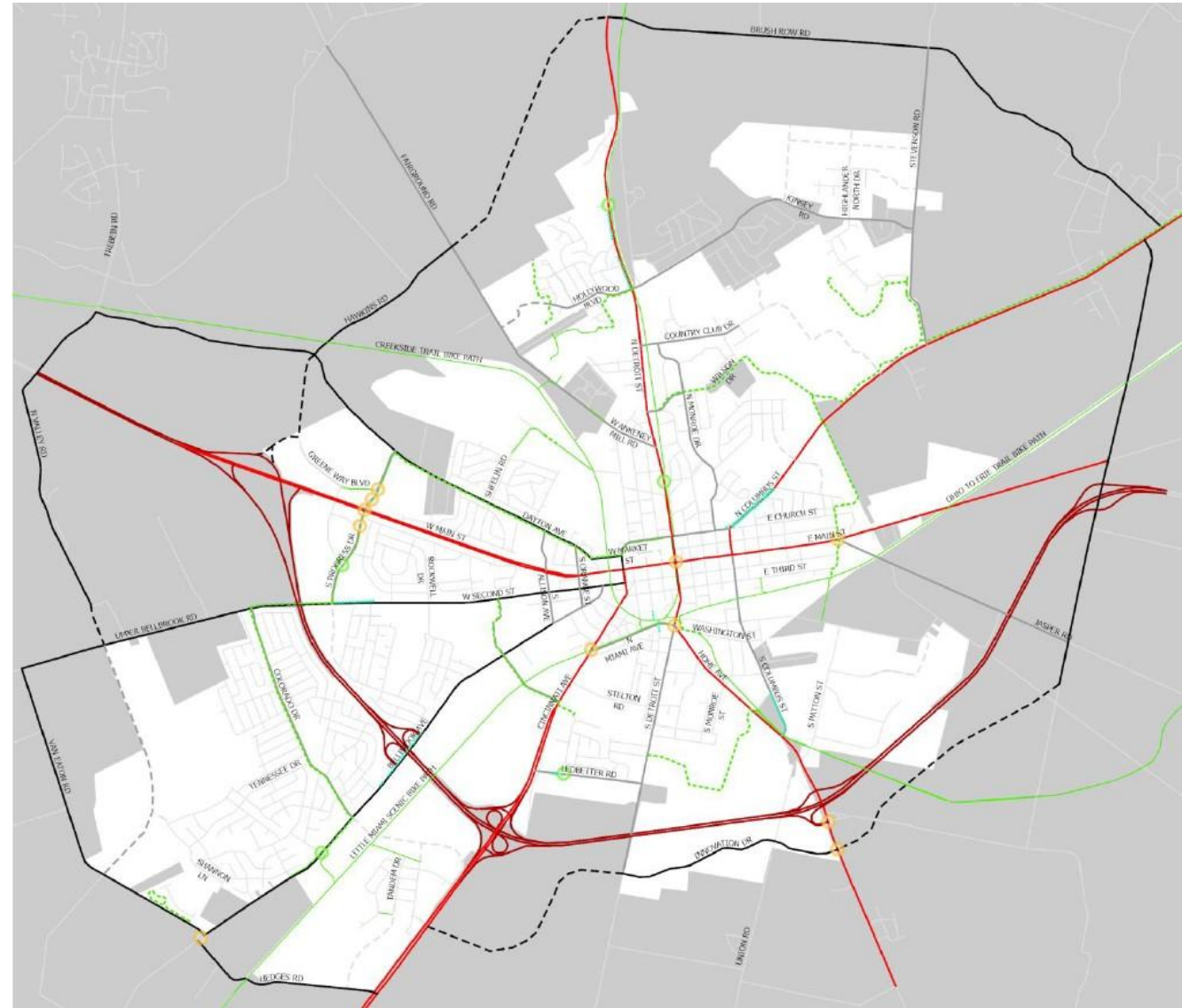
Block 5 – Roads

- Safety
 - What is the township's prioritized list of road safety issues?
 - Speed, Blind Corners, Safety in Bad Weather
- Capacity
 - What is the township's prioritized list of road capacity issues?
 - Capacity changes on existing roads
 - New roads to improve capacity / travel time / safety



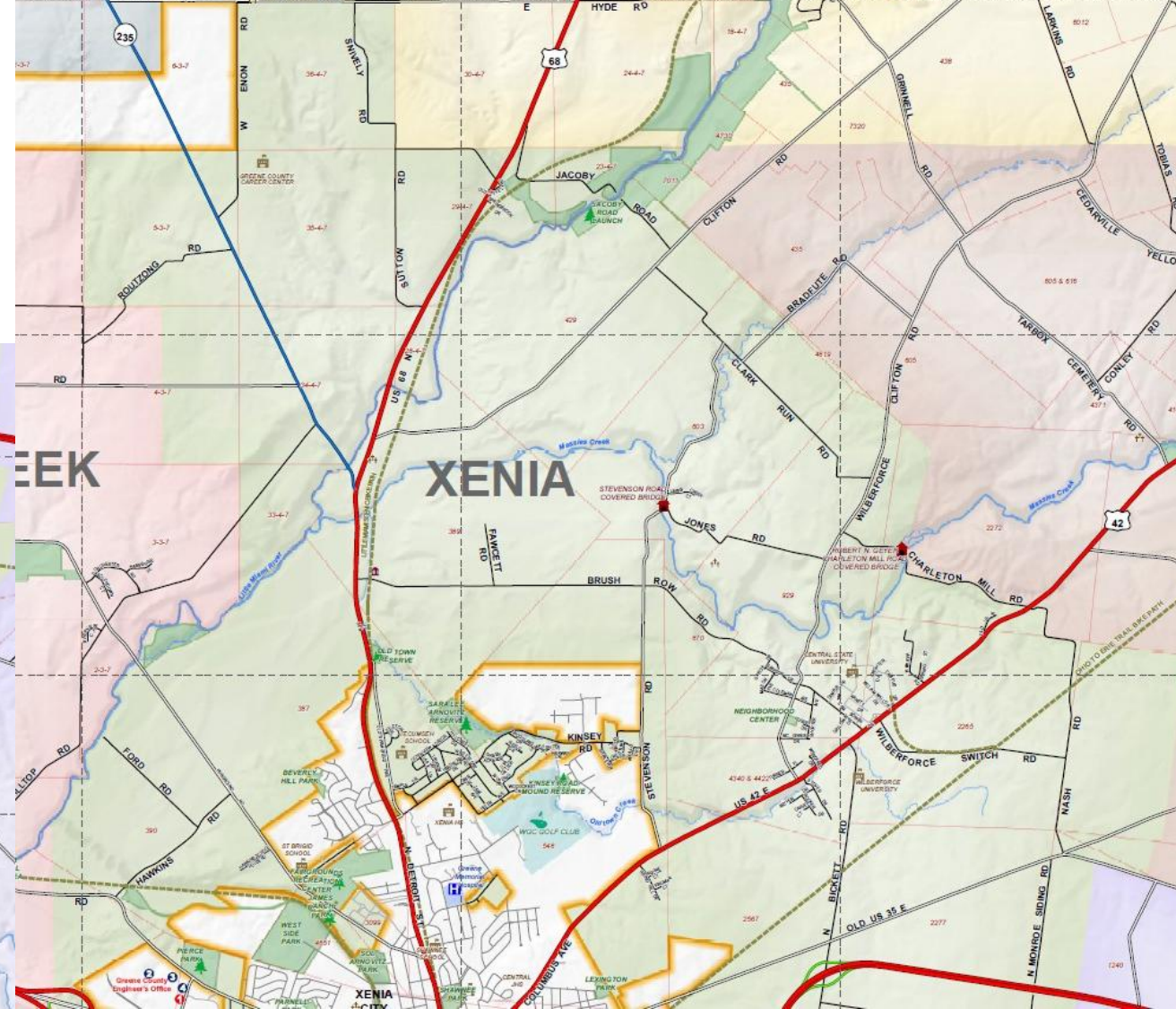
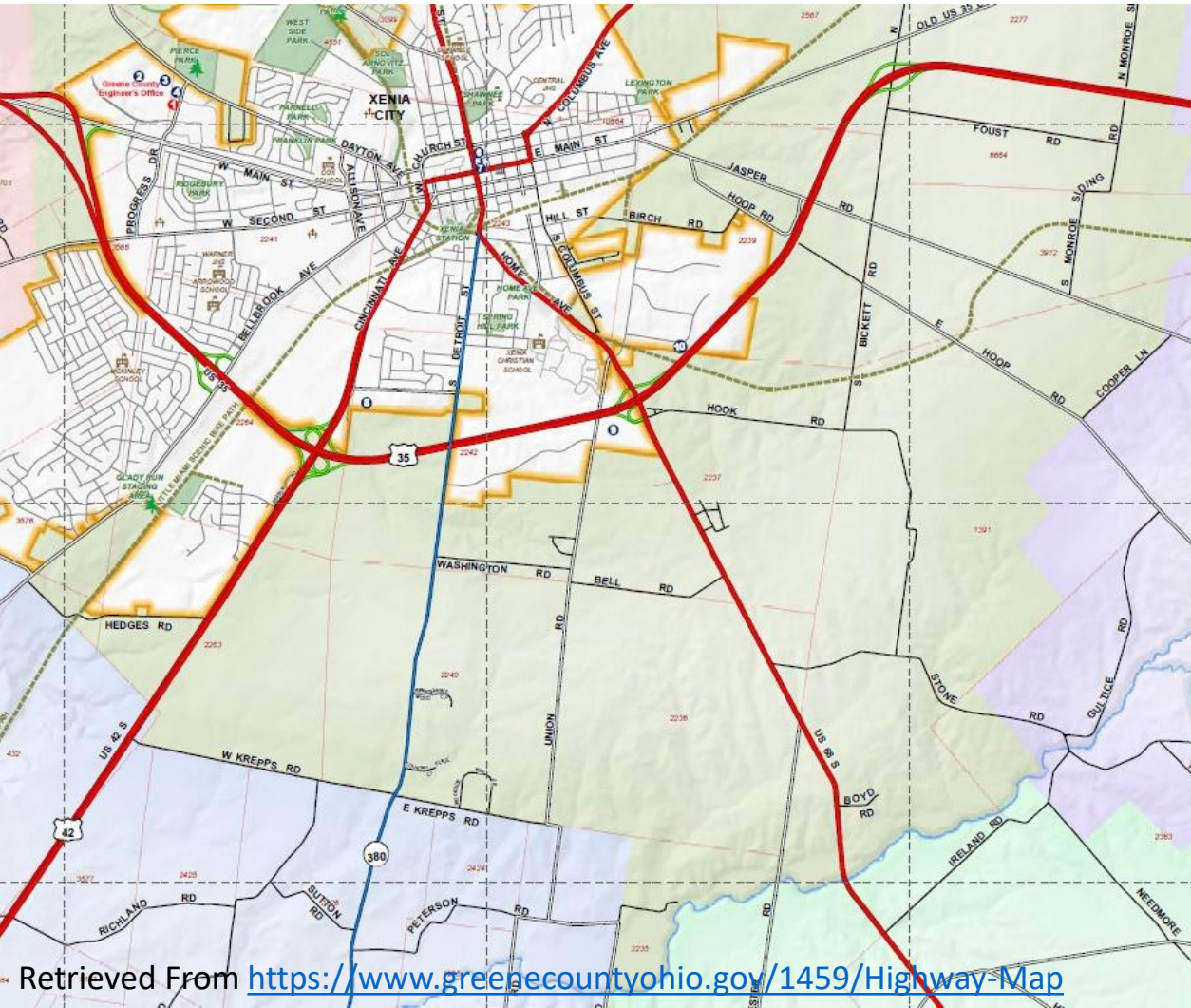
Transportation Plan from neXtPlan 2024

- For Reference
 - Comments on Xenia Twp impacts are welcome
- Proposed new roads
 - Extend Hawkins Rd in both directions – To US-35 and To Brush Row Rd
 - Extend Innovation Dr in both directions – To US-42 and To Bickett Rd
 - Extend Valley St and curve to connect to Van Eaton (minimal impact to Xenia Twp)





Markup the Map



- Identify Safety Issues
- Identify Capacity Issues



Summary Tables – Roads

Safety Issues		
Pri	Location	Description
1		
2		
3		

Capacity Issues		
Pri	Location	Description
1		
2		
3		

Add Rows As Needed



Annexation Threats



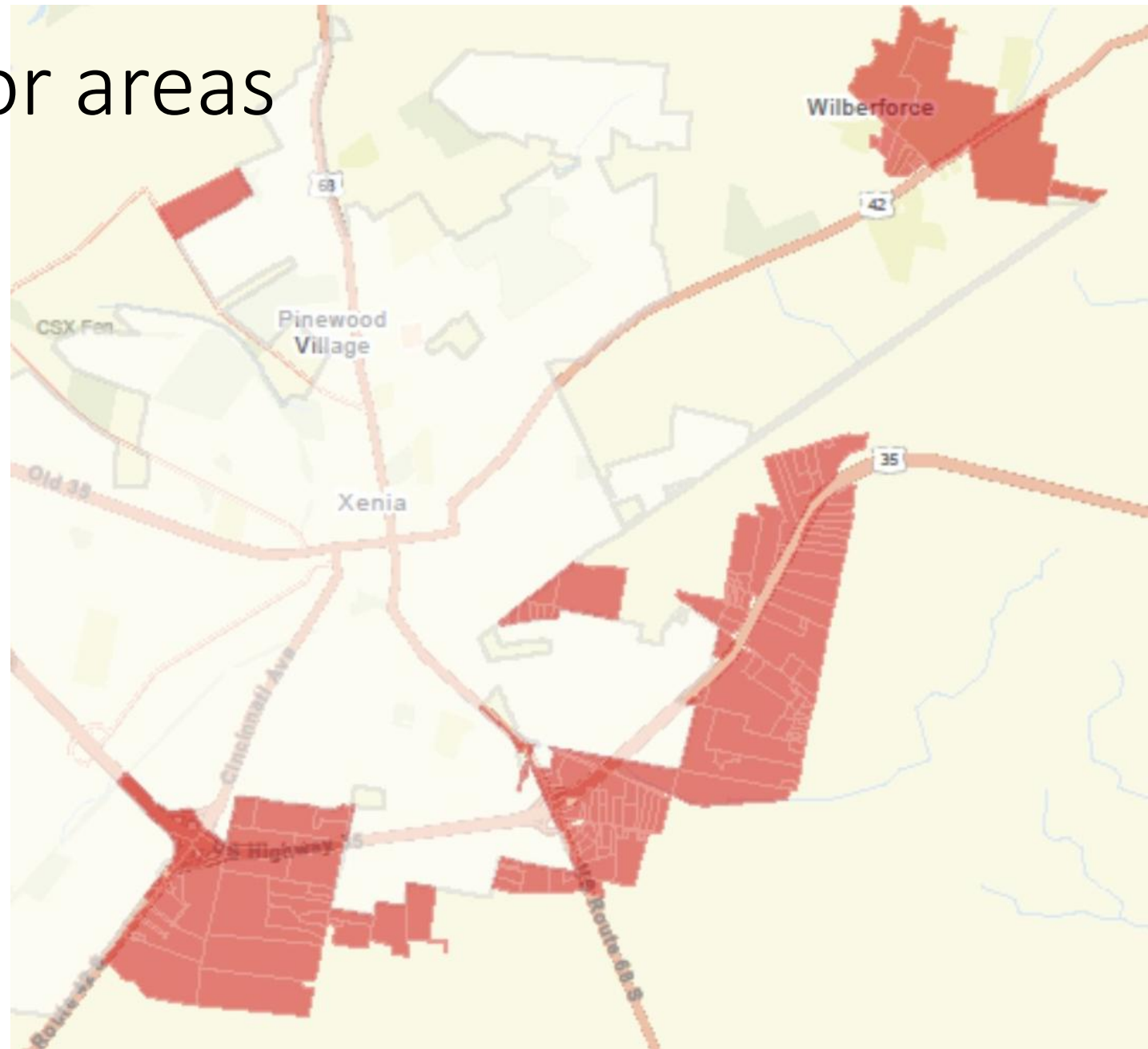
Block 6 – Annexation Threats

- Assessment of Xenia's neXtPlan 2024
 - What is the township's vision for the areas identified for annexation in neXtPlan 2024?
 - Central State University
 - US-35 Corridor
 - Birch Rd
 - Fairground Rd past Grandstone Trace development
- Other Areas
 - Are there any other areas of the township facing annexation?



Township Plans for areas in next Plan 2024

- What should the township's plan be for these areas?
 - What are possible strategies to bring about that vision?
- Are there any other areas considering annexation?





Summary Tables – Annexation Threat

Area	neXtPlan 2024 Vision	Xenia Township Vision and Implementation Strategies
CSU	Concerns over water and wastewater infrastructure modernization	
US-35 Corridor	Extend industrial corridor west to US-42 and northeast to Bickett Rd., by supporting annexation requests and/or entering agreements with property owners.	
Birch Rd	Part is industrial corridor (Bob Evans) part is suburban neighborhood	
Fairground Rd	Extend suburban neighborhood and Beverly Hills Park	

Add Rows As Needed



Localized Planning Considerations

- CSU / Wilberforce Univ / Payne Seminary
 - Fairborn Cement Company
 - Others?



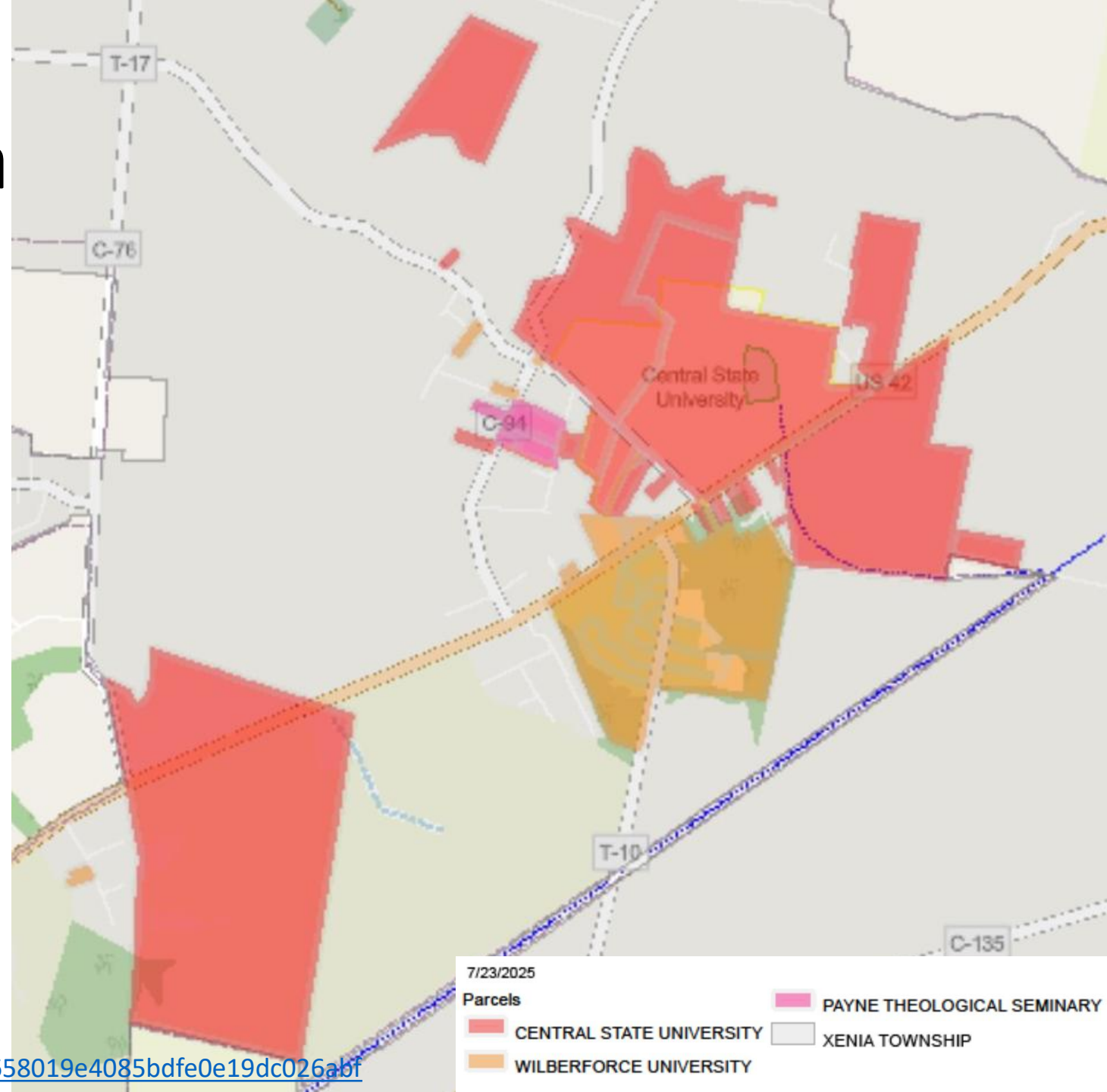
Block 7 – Localized Planning Considerations

- What is the township's plan for the Wilberforce area?
 - How well does that plan align with the plans for Central State University, Wilberforce University, and Payne Theological Seminary?
- What is the township's plan for the area around and including the land owned by the Fairborn Cement Company?
 - How well does that plan align with the plans of the Fairborn Cement Company?
- Are there any other areas that should have additional localized planning considerations?



Wilberforce Area

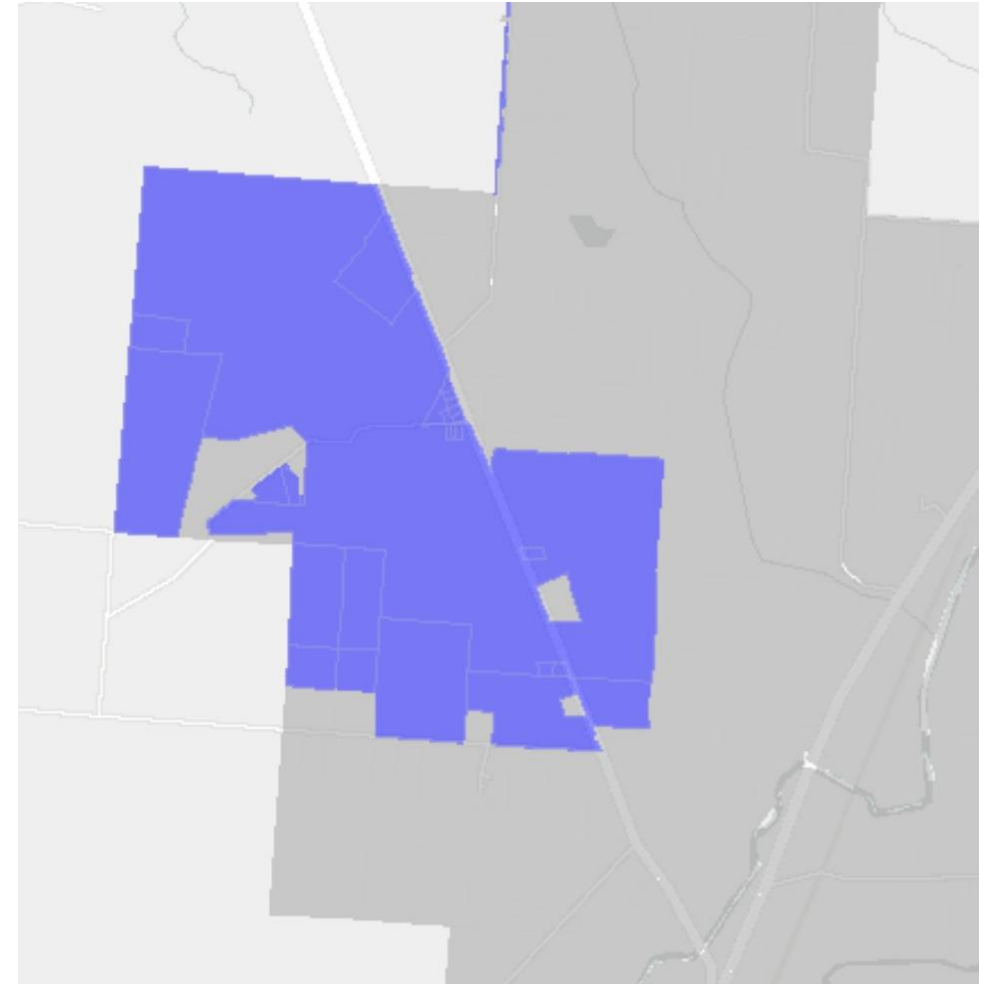
- What is the township's plan for the Wilberforce area?
 - How well does that plan align with the plans of area stakeholders?





Fairborn Cement Company Land

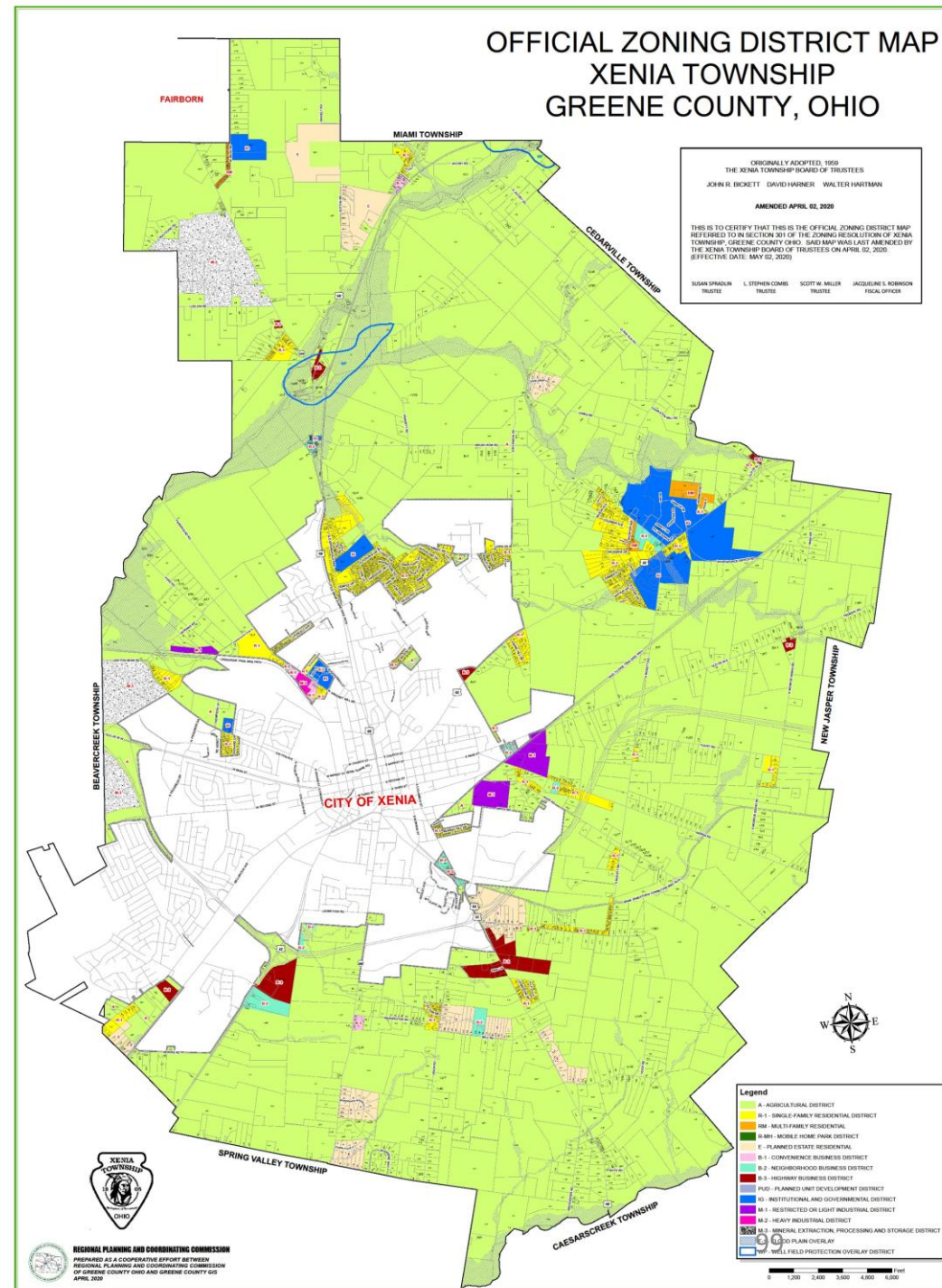
- What is the township's plan for the area around and including the land owned by the Fairborn Cement Company?
 - How well does that plan align with the plans of area stakeholders?





Other Localized Planning Considerations

- Are there any other areas that should have additional localized planning considerations?





Agriculture



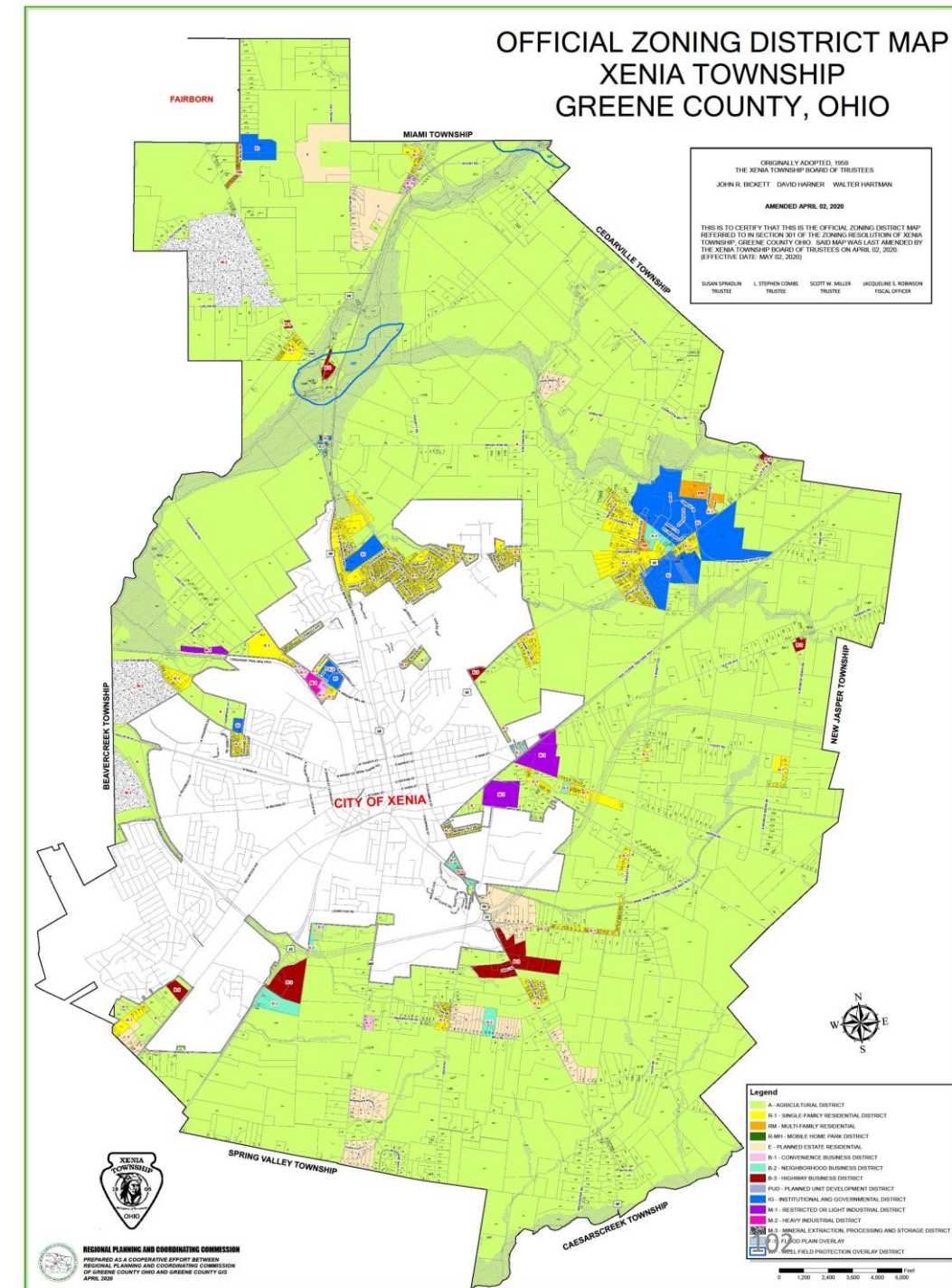
Block 8 – Agriculture

- What is the expected change (reduction) to the amount of the township zoned Agricultural?
 - How to the changes impact Prime Farmland?
- Are there any other issues the township or county could address to improve the quality and sustainability of agriculture in the township?
 - Do they vary by crops / livestock types: commodity vs specialty?
 - Do they vary by scale: Industrial agriculture vs hobby farms?



Reduction in Land Zoned for Agriculture

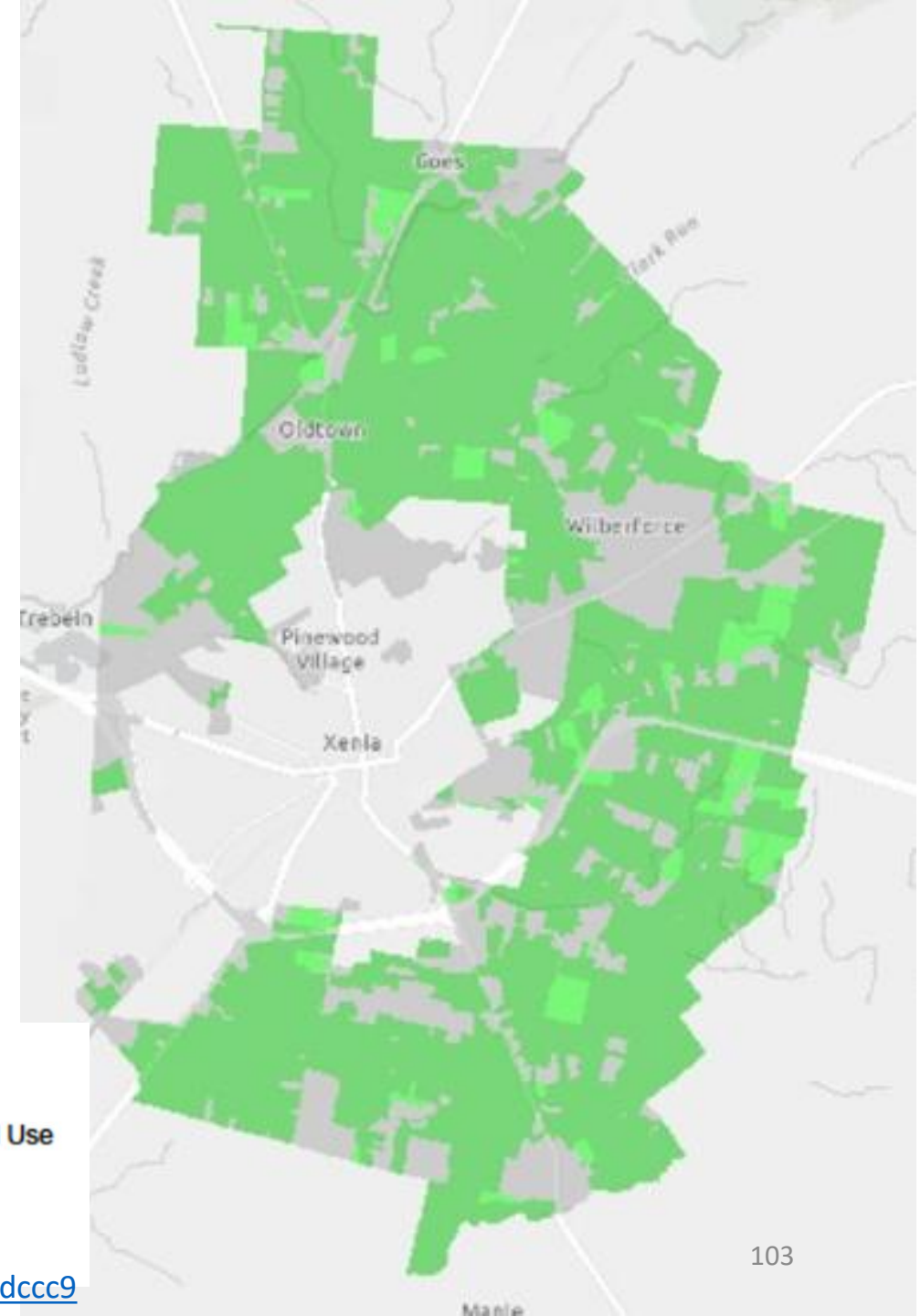
- What agricultural land is planned for other zoning?








Reduction in Land Used for Agriculture

- What land currently used for agricultural is planned for other uses?



6/30/2025

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-  Non-CAUV Agricultural Use
-  Qualified for CAUV
-  Other



Soil Mapping

- Mapping of soil survey to “Prime Farmland” is in work





Summary Tables – Agricultural

	Current Acreage	Current Percentage of the Township	Planned Acreage	Planned Percentage of the Township
Agricultural Zoning				
Agricultural Use				
CAUV Ag Use				
Prime Farmland				



Next Steps



Way Ahead

- Update to the Public
 - Website Content
 - Feedback Form / Approach
 - Public Meetings???
- Plan for additional input / analysis / discussion



Backup



Framework / Outline for the Plan



Plan Framework / Outline

- Executive Summary
- Existing Conditions Assessment
 - “Just the facts, ma’am”
- Vision
 - Overall Land Use Vision
 - Preservation / Protection Areas
 - High Density Use Areas (aka, Sewer Service)
 - Annexation
 - Agriculture
 - “Default Use” – Health, Issues, Concerns, Planned Changes
 - Housing
 - Overall planned changes to housing stock
 - Changes by type and location
 - Commercial & Industrial Uses
 - Overall planned changes to commercial & industrial uses
 - Changes by type and location
- Public Services and Utilities
 - Overall planned changes to services and utilities
 - Changes by type and location
 - Funding for services and utilities (aka, Taxes)
- Additional Considerations
 - CSU / Wilberforce Univ / Payne Seminary
 - Fairborn Cement Company
 - Mixed Use Communities (Housing with Commercial)
 - Zoning Enforcement
- Planning Process
 - How did we put the plan together
- Implementation Strategies