

## Lexington Heights - Wellspring - Glencoe



### Definition of Geographic Area

The Lexington Heights, Wellspring, and Glencoe neighborhood is located in the west-central area of the Township. It is bordered by the City of Mt. Healthy to the west. The neighborhood enjoys easy access to Cross-County Highway to the southwest and north-south Daly Road bisects the neighborhood. The neighborhood is positively influenced by its proximity to the open-space and recreational opportunities afforded by Winton Woods Park.

### Current Land Use and Zoning

The Lexington Heights, Wellspring, and Glencoe neighborhood is predominantly residential and institutional type uses with some accompanying retail along Hamilton Ave. and Compton Road. The existing zoning map and use classifications generally reflect the current use of properties within the neighborhood and the future land use plan depicts the continuation of similar uses.

### Issues, Opportunities, & Assets

#### Issues:

- Sections of housing stock in the Lexington Heights, Wellspring, and Glencoe neighborhood is an area in transition due to the antiquated nature of the residential structures and the lack of maintenance and private investment of property owners.
- The Compton Pointe multi-family development attracts associated criminal activity.
- The commercial uses along Hamilton Ave. are distressed, vacant, and/or underutilized.

#### Opportunities:

- Redevelop existing residential and commercial properties.
- Develop incentives for residential property investment.

#### Assets:

- Lexington Heights Park – Open Space
- Access to Cross County Highway
- Redevelopment Potential
- Township Police and Service Departments

### Development Strategies

#### Promote Neighborhood Investment:

- Education and targeted enforcement of the zoning and property maintenance codes.
- Explore feasibility of providing financial incentives for qualifying redevelopment or improvement projects.
- Conduct marketing campaigns to showcase various positive attributes of neighborhood.
- Explore private/public partnerships to foster development of new market rate housing.

#### Plan for Redevelopment Opportunities:

- Review land use and zoning regulations to ensure that potential redevelopment of identified parcels will be compatible with and compliment existing neighborhood.

#### Pursue Redevelopment of Commercial Gateway Area

- Education and targeted enforcement of the zoning and property maintenance codes.
- Explore feasibility of providing financial incentives for qualifying redevelopment or improvement projects.
- Conduct marketing campaigns to showcase various positive attributes of neighborhood.
- Explore private/public partnerships to foster development of new market rate housing.

#### Encourage Continued Use/Preserve Rural Character

- Explore the adoption of land use and zoning regulations that encourage the continuation of the less dense and open space nature in the northern areas of the neighborhood both east and west of Daly Road.

# ISSUES, OPPORTUNITIES & ASSETS

## Location Key



- A** Neighborhood in Transition
- B** Redevelopment Opportunity
- C** Rural Character
- D** Redevelopment Opportunity
- E** Neighborhood in Transition

**Major Influences**  
 Winton Woods Park  
 Ronald Reagan Cross County Access



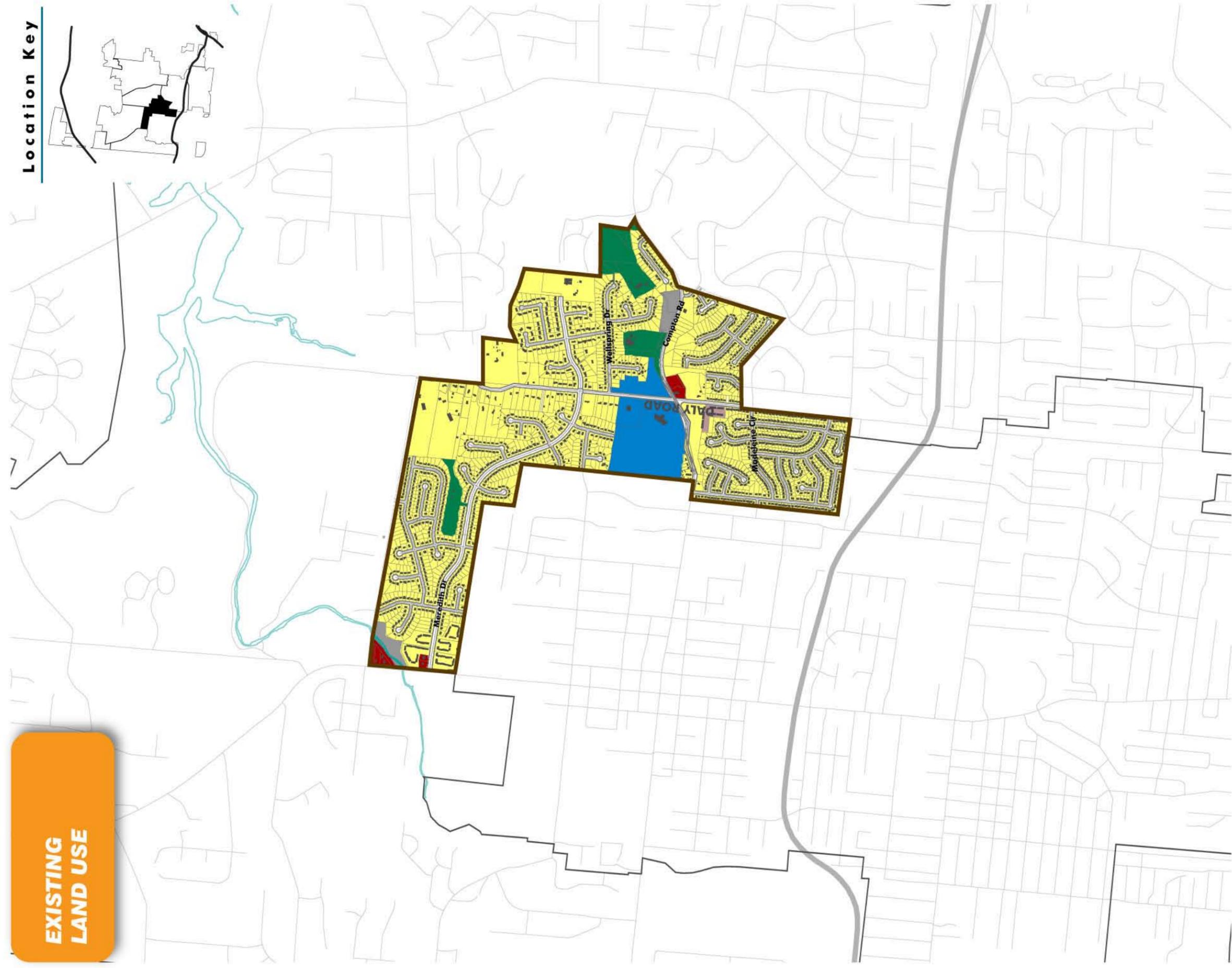
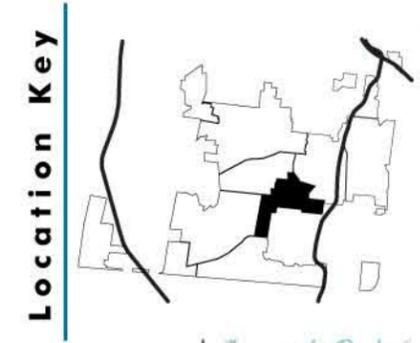
# LEXINGTON HEIGHTS WELLSRING & GLENCOE

## Legend

- Corporate Boundary
- Buildings
- Waterbodies, Streams, Lakes
- Green Space, Parks
- 1. Compton Pointe
- 2. Police Department
- 3. Camp Wildbrook
- 4. Lexington Heights Park
- 5. Church (3)
- 6. Service Department



**EXISTING  
LAND USE**



**LEXINGTON HEIGHTS WELLSRING & GLENCOE**

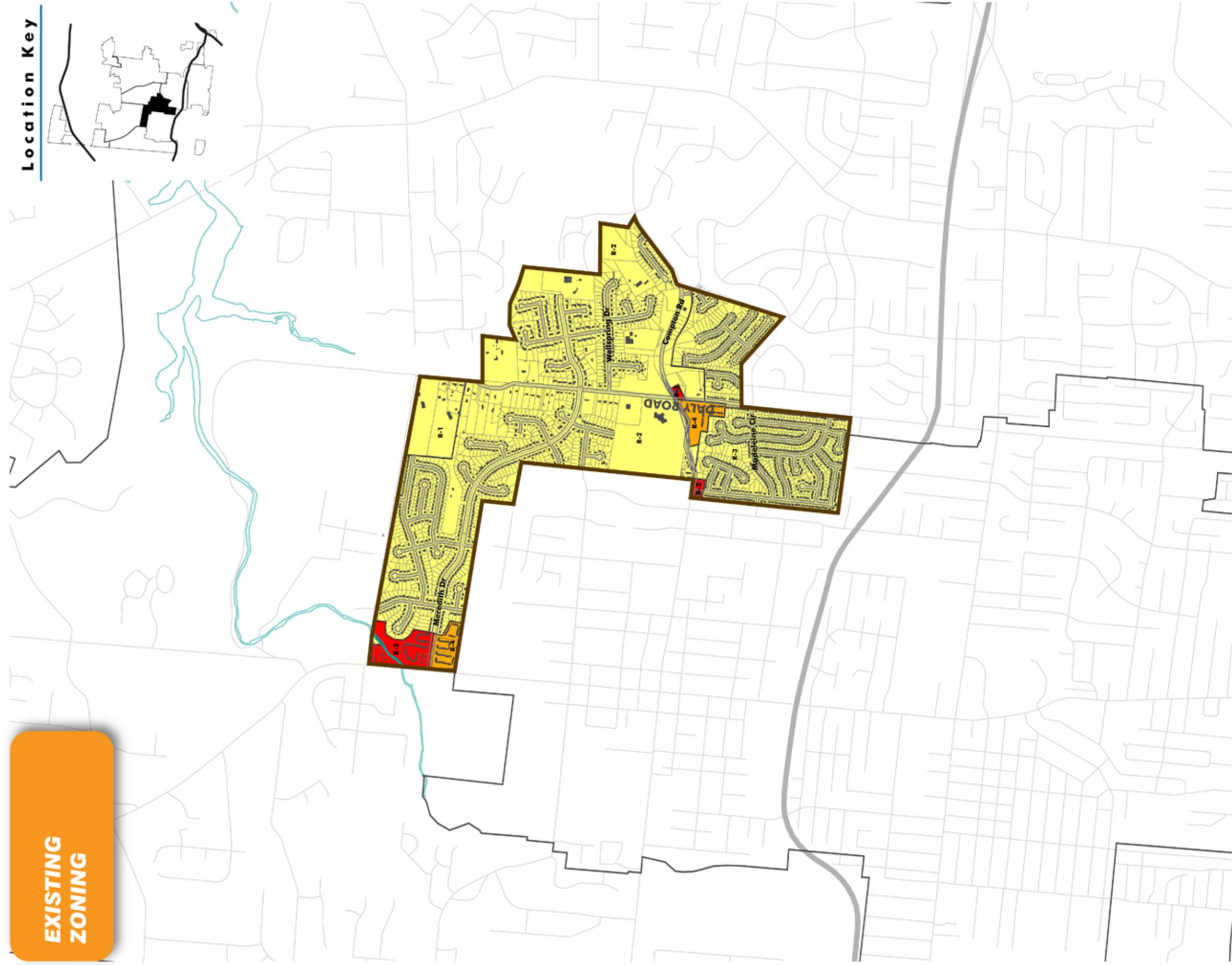
**Legend**

- Institutional (Church, Nursing Home, etc.)
- Industrial
- Single Family Residential
- Multi-Family Residential
- Public/Semi-Public
- Retail/Office
- Vacant

0 0.1875 0.375 0.75 Miles  
Data Source: CAGIS, Hamilton County

**EXISTING ZONING**

**Location Key**



**Legend**

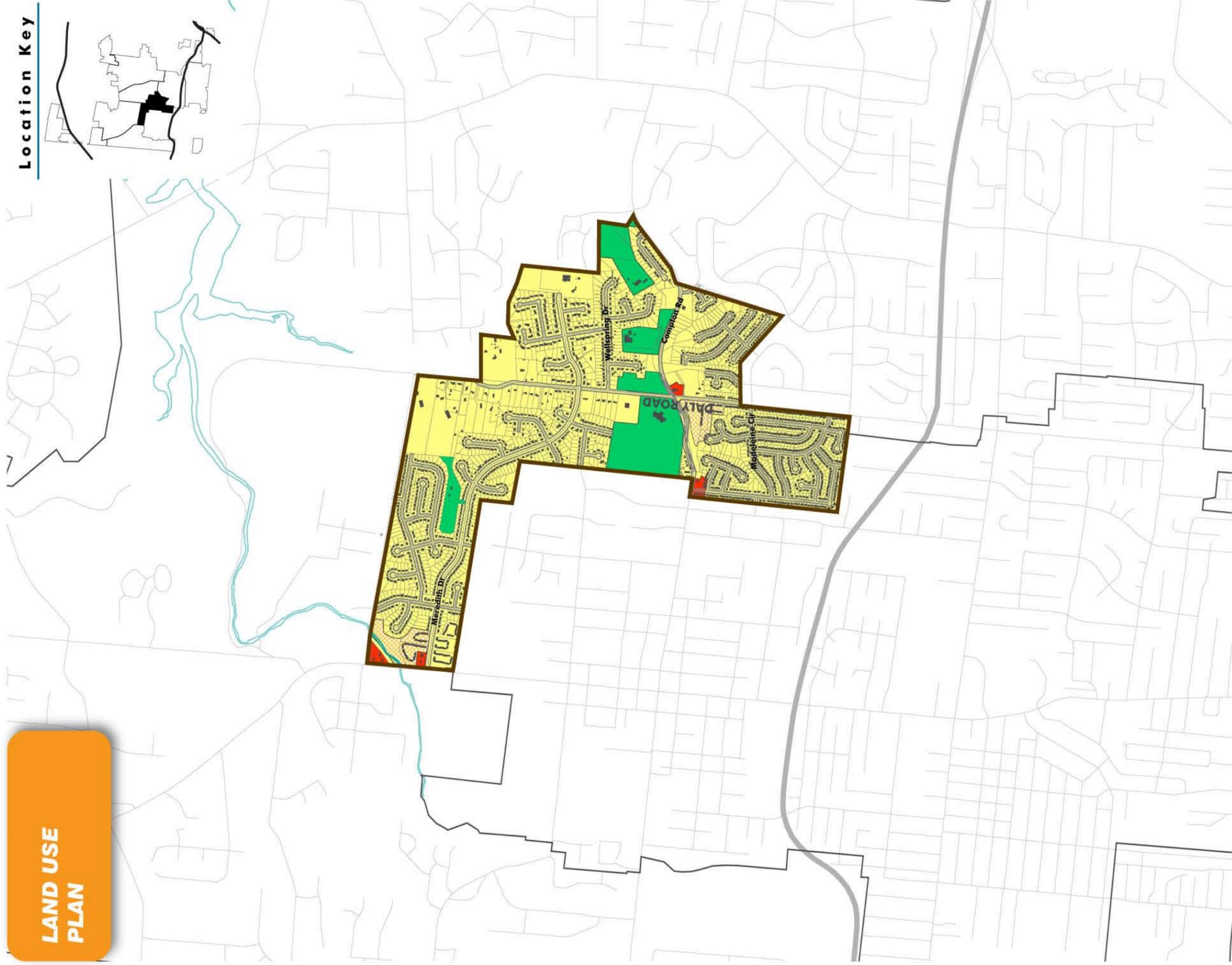
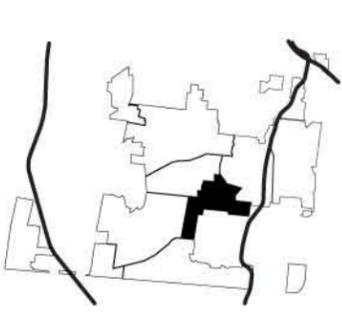
- Single Family
- Multi Family
- Planned Residential
- Office
- Planned Retail or Office
- Retail
- Light Industry
- Heavy Industry
- Planned Light Industry or Heavy Industrial



**LEXINGTON HEIGHTS WELLSRING & GLENCOE**

# LAND USE PLAN

## Location Key



# LEXINGTON HEIGHTS WELLSPRING & GLENCOE

## Legend

- Residential - Single Family
- Special Purpose Residence
- Transitional Residence
- Multi-Family Residence
- Transitional Office
- Office
- Retail
- Light Industrial
- General Industrial
- Public, Semi-Public, Institutional

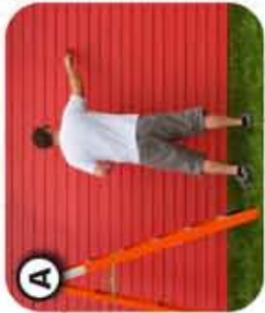


# DEVELOPMENT STRATEGIES

# Location Key



- A Promote Neighborhood Investment**
    - Code compliance
    - Township incentives
    - Marketing strategy
    - New market rate housing
    - Property investment
  - B Gateway Redevelopment Opportunity**
    - Commercial use
  - C Preserve Rural Character**
  - D Residential Redevelopment Opportunity**
    - Comply with adjacent character
  - E Promote Neighborhood Investment**
    - Code compliance
    - Township incentives
    - Marketing strategy
    - New market rate housing
    - Property investment
- Major Influences**  
 Winton Woods Park  
 Ronald Reagan Cross County Access



## Legend

- Corporate Boundary
- Buildings
- Waterbodies, Streams, Lakes
- Green Space, Parks



# LEXINGTON HEIGHTS WELLSRING & GLENCOE