

Winton Northeast



Definition of Geographic Area

The Winton Northeast neighborhood is located in the north-central area of the Township and is bordered by the Village of Greenhills to the north and the Cities of Woodlawn and Wyoming to the east. The neighborhood is generally accessed by Winton Road to the west and Lakeridge Drive and Fleming Road from the north and south respectively. The neighborhood is positively influenced by its proximity to the open space and recreational opportunities offered by Winton Woods Park and easy access to Cross County Highway to the south.

Current Land Use and Zoning

The Winton Northeast neighborhood is predominantly residential and institutional type uses with some accompanying retail on the east side of Winton Road just south of Fleming. 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:

- Lack of identity

Opportunities:

- Properties available for development/redevelopment

Assets:

- Winton Woods Park – Open Space
- Helwig Park
- Access to Cross County Highway
- Rural Character
- Proximity to YMCA

Development Strategies

Plan for Future Single-Family/ Mixed Use Residential Development

Opportunities:

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

Pursue Park/Green Space

Development Opportunities:

- Explore partnerships with other entities in the development of new recreational/green space areas through the possible use of cost sharing and/or joint districts.

Explore Restaurant Opportunities within Winton Woods:

- Conduct feasibility study of the park district developing restaurant adjacent to Winton Woods Lake providing an outdoor resort style establishment taking advantage of already existing amenities.

ISSUES, OPPORTUNITIES & ASSETS

Location Key



A Retail/Restaurant Opportunity

Major Influences
Winton Woods Park



Springfie/WINTON NORTHEAST

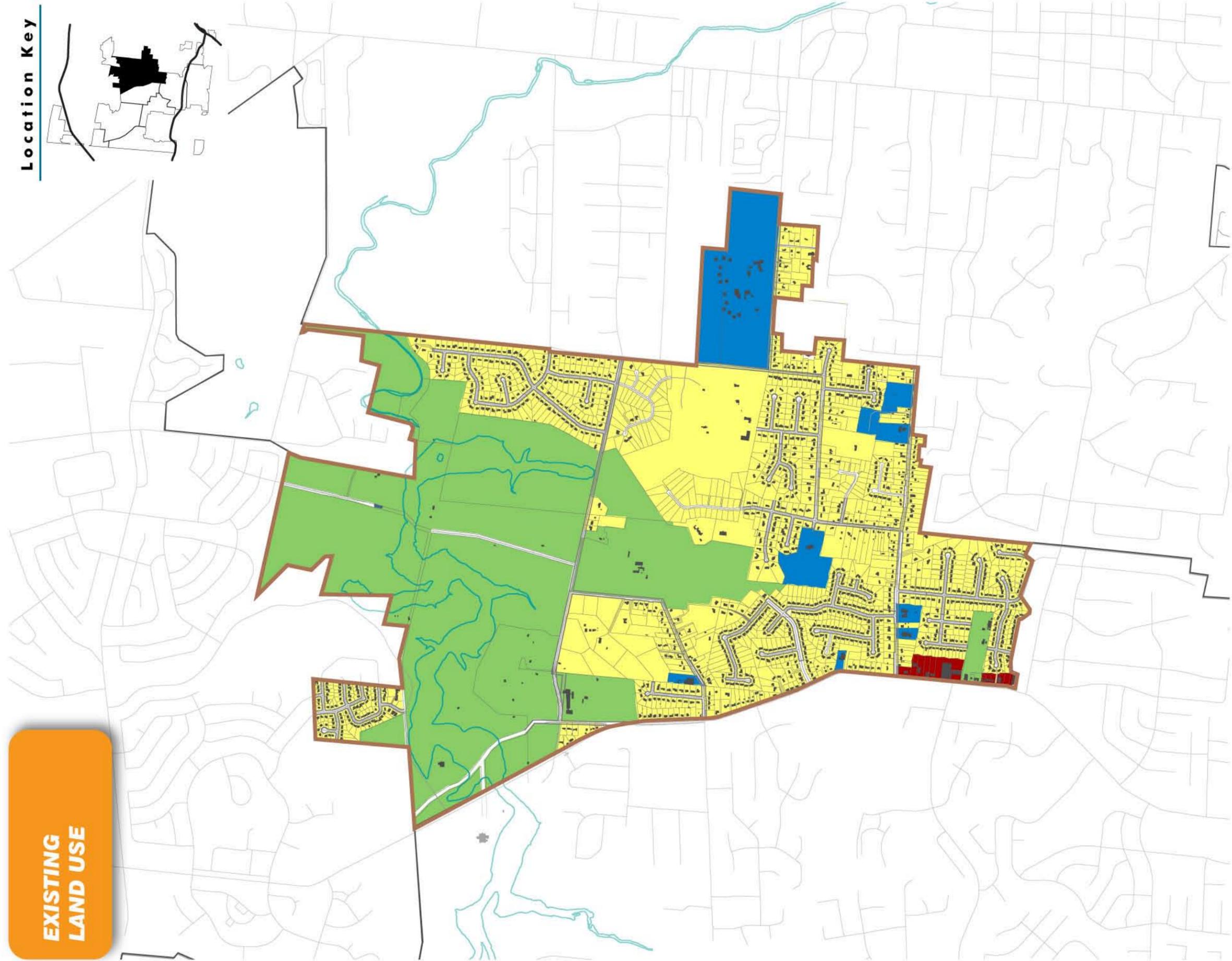
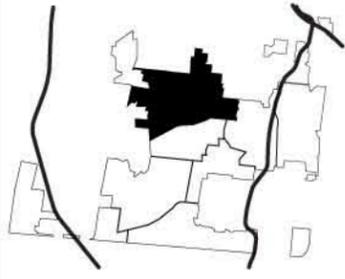
Legend

- Corporate Boundary
- Buildings
- Waterbodies, Streams, Lakes
- Green Space, Parks
- 1.** Hillcrest Training School
- 2.** Lakeside Elementary School
- 3.** Township Civic Center



**EXISTING
LAND USE**

Location Key



Legend

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

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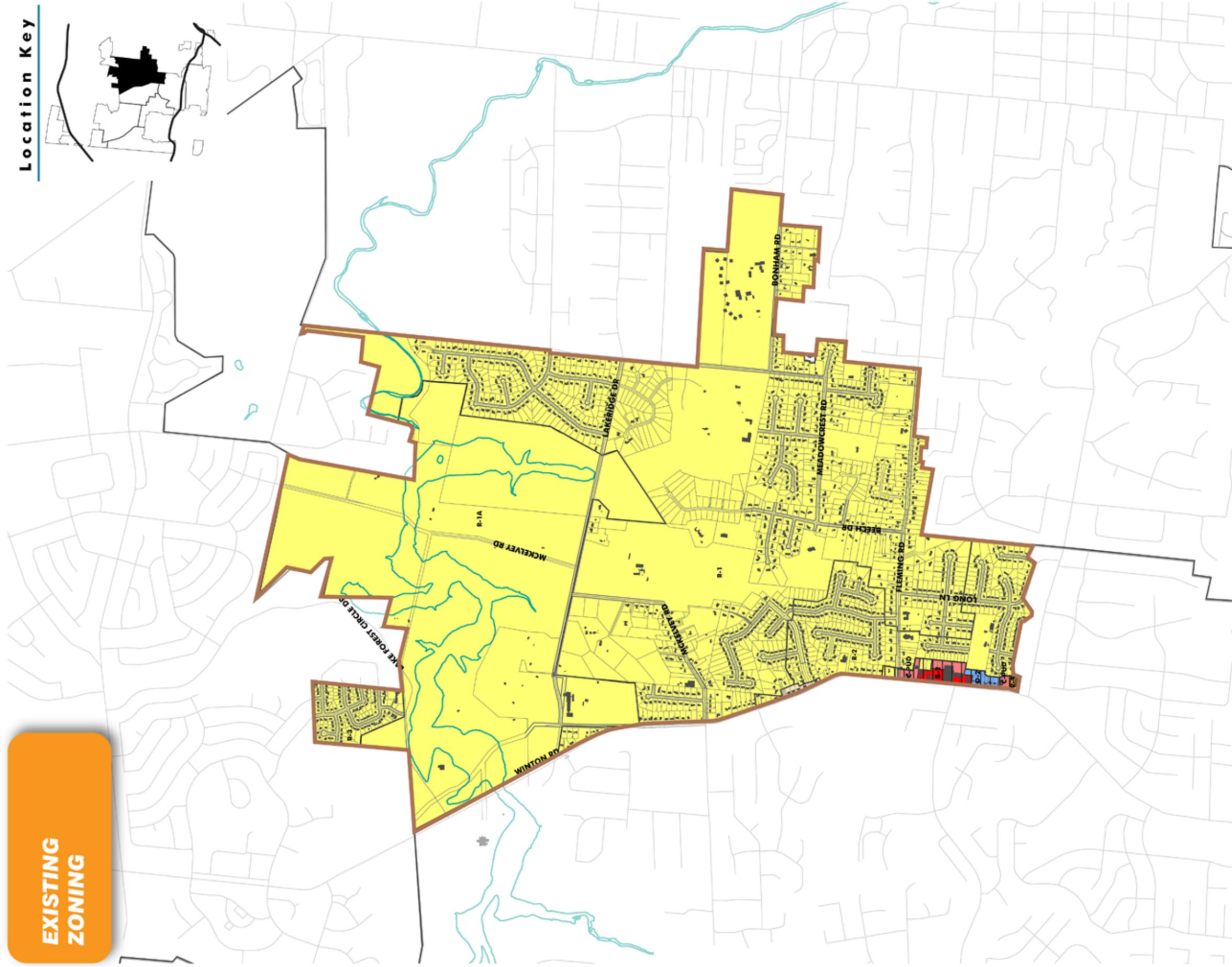
Data Source: CAGIS, Hamilton County



Springfie/WINTON NORTHEAST

EXISTING ZONING

Location Key



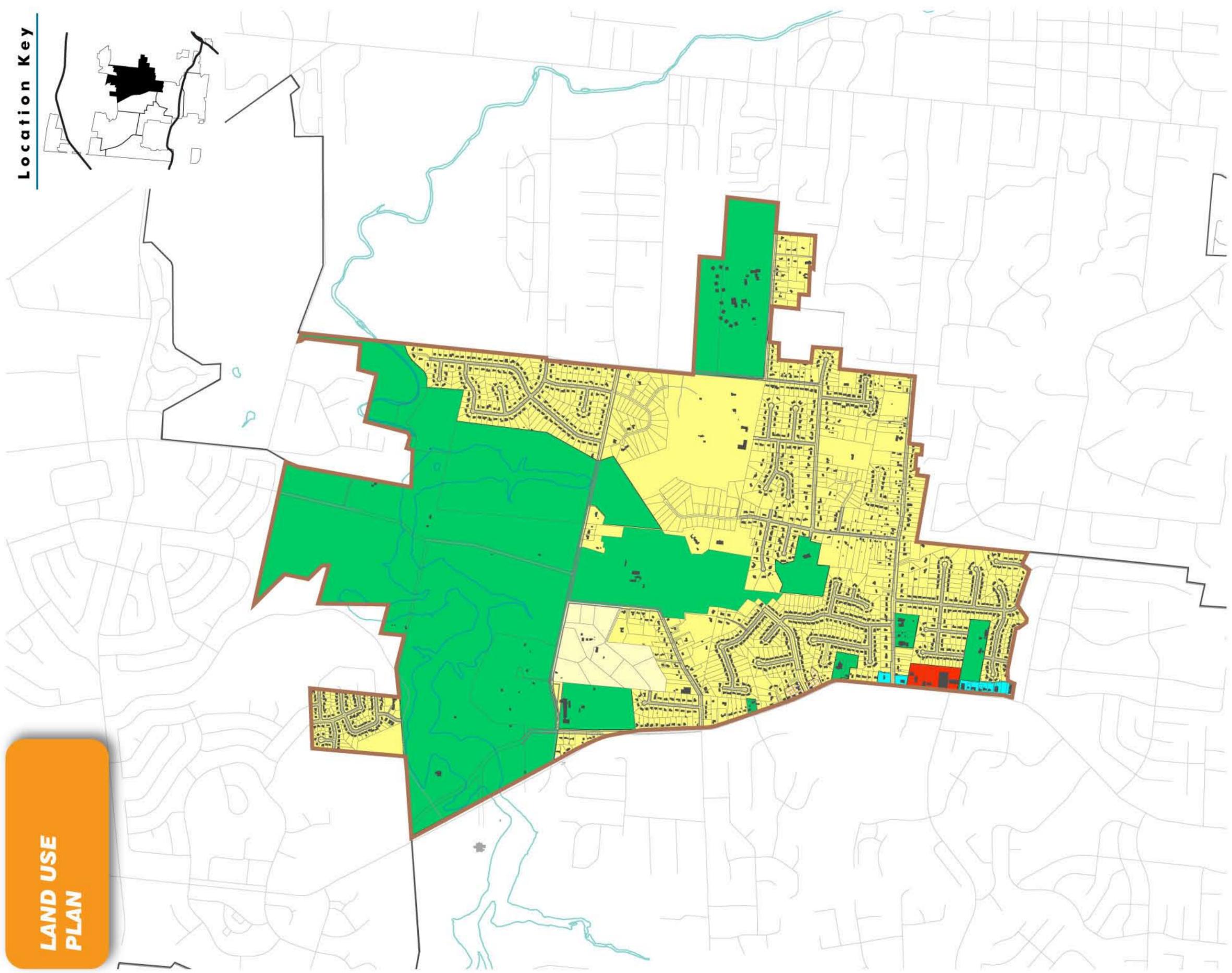
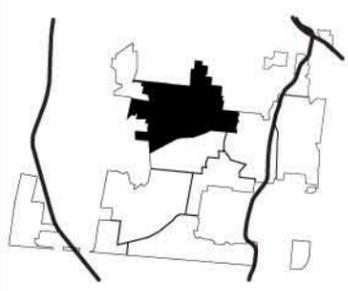
Springfie/WINTON NORTHEAST



- Legend**
- Single Family
 - Multi Family
 - Planned Residential
 - Office
 - Planned Retail or Office
 - Retail
 - Light Industry
 - Heavy Industry
 - Planned Light Industry or Heavy Industrial
 - Road Corridor Overlay

**LAND USE
PLAN**

Location Key



Legend

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



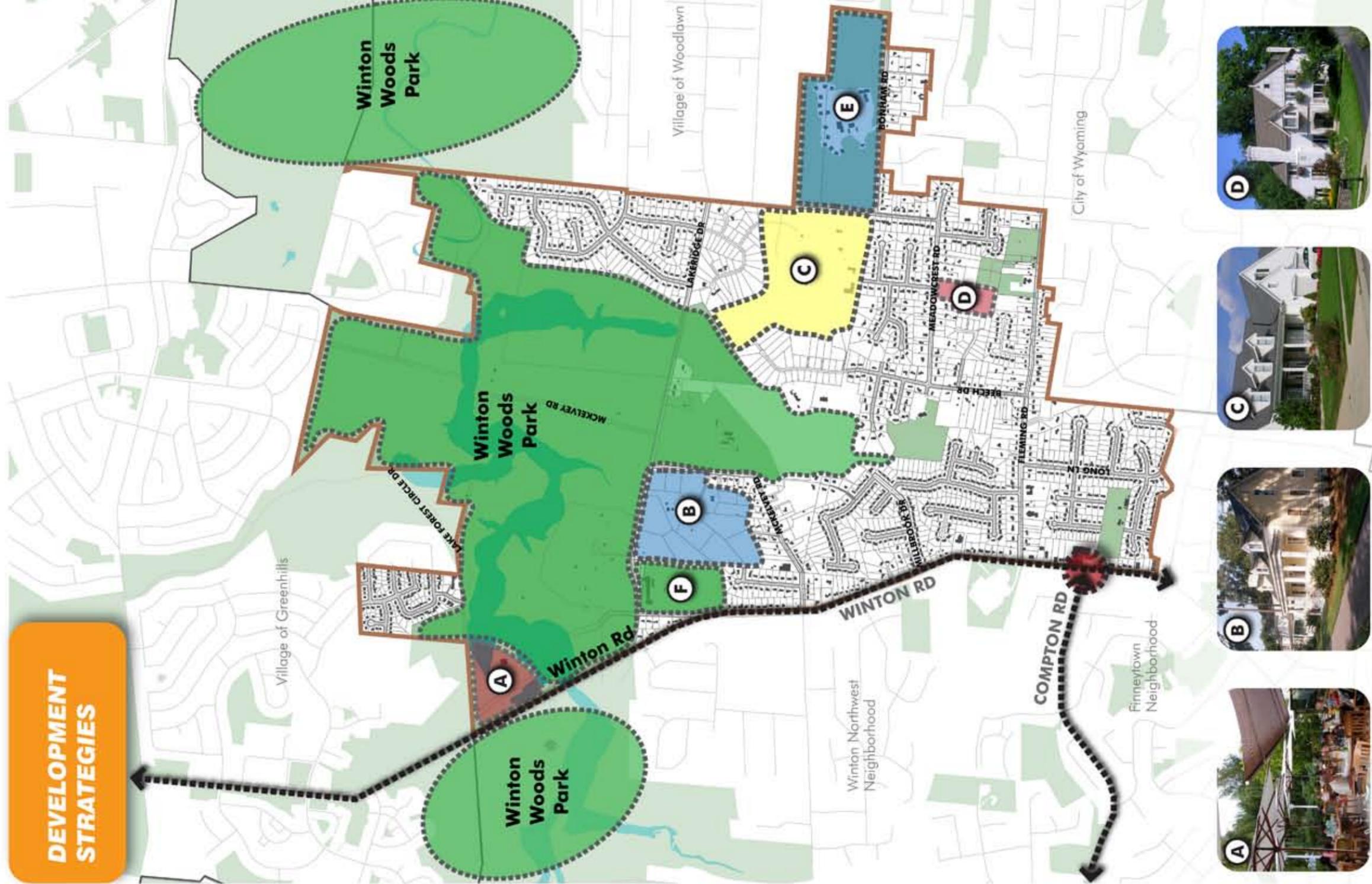
Springfield/WINTON NORTHEAST

DEVELOPMENT STRATEGIES

Location Key



A	Retail/Restaurant Opportunity
B	Mixed-use Residential Opportunity
C	Future Single Family Residential Opportunity
D	Future Single Family Residential Opportunity
E	Mixed-use Residential Opportunity
F	Park/Green Space



Major Influences
Winton Woods Park



Springfie/WINTON NORTHEAST

Legend

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

