

## Winton Northwest



### Definition of Geographic Area

The Winton Northwest neighborhood is located in the north-central area of the Township and is bordered by the Village of Greenhills to the north. The neighborhood is bounded by Winton Road to the east, Compton Road to the south, and Daly Road to the west. 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 Northwest neighborhood is predominantly residential and institutional type uses with some accompanying retail at the intersection of Winton and Compton. 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 Winton Northwest neighborhood are areas in transition due to the antiquated nature of the residential structures and the lack of maintenance and private investment of property owners.

#### Opportunities:

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

#### Assets:

- Winton Woods Park – Open Space
- Access to Cross County Highway
- Redevelopment Potential
- Proximity to YMCA

### 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.

#### Pursue Redevelopment of Commercial Gateway Area

- Encourage redevelopment of commercial uses on Winton Road through possible tax incentives, creation of streetscape/beautification plan, and/or overlay zoning district.

**ISSUES, OPPORTUNITIES & ASSESTS**

**Location Key**



**A** Neighborhood in Transition

**B** Rural/Park Character

**Major Influences**  
Winton Woods Park



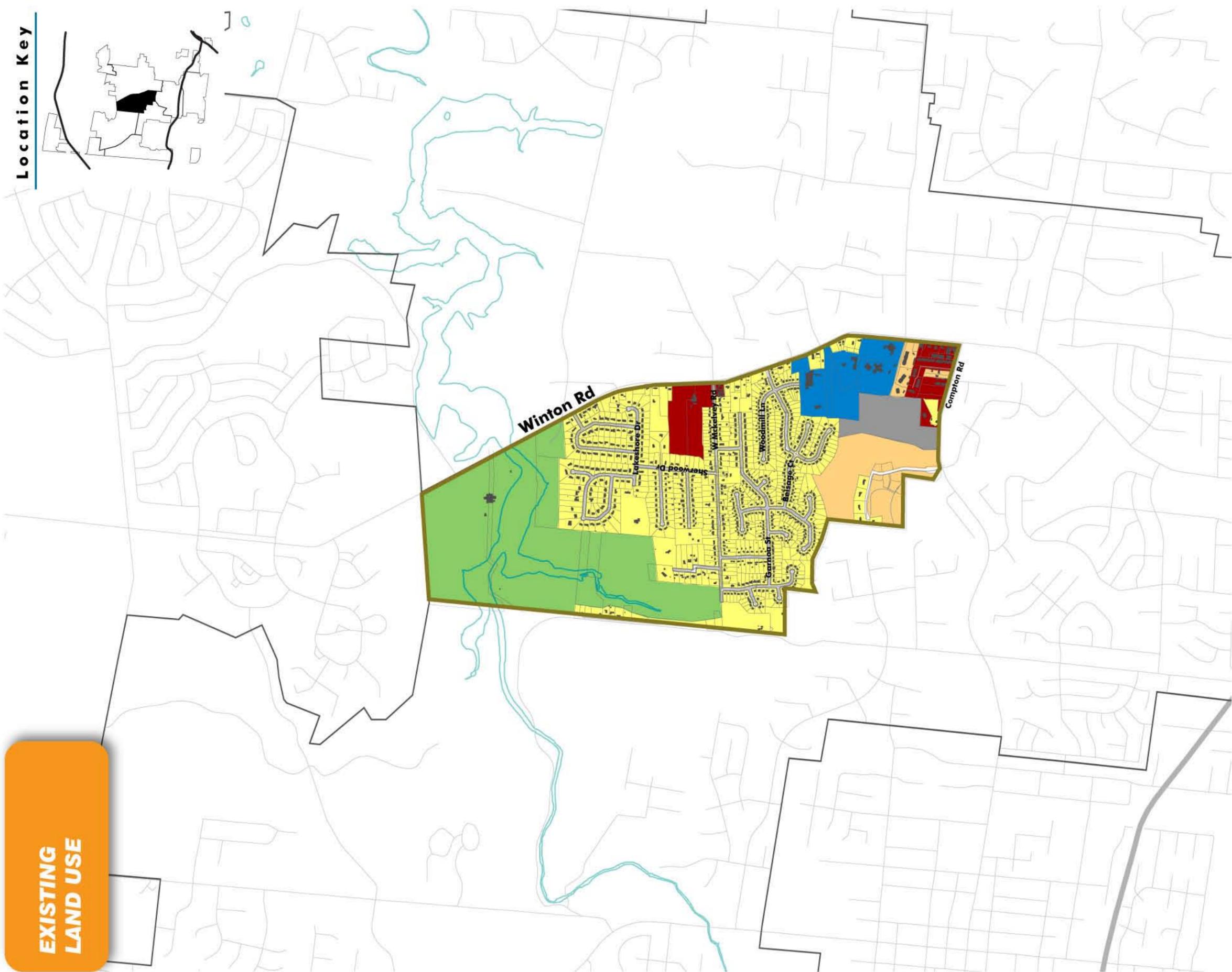
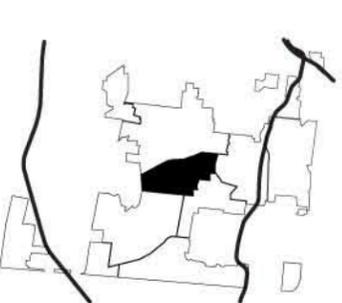
# Springfie WINTON NORTHWEST



- Legend**
- Corporate Boundary
  - Buildings
  - Waterbodies, Streams, Lakes
  - Green Space, Parks
  - 1. Hatchery
  - 2. YMCA
  - 3. St. Bart's

**EXISTING  
LAND USE**

**Location Key**



# Springfie WINTON NORTHWEST

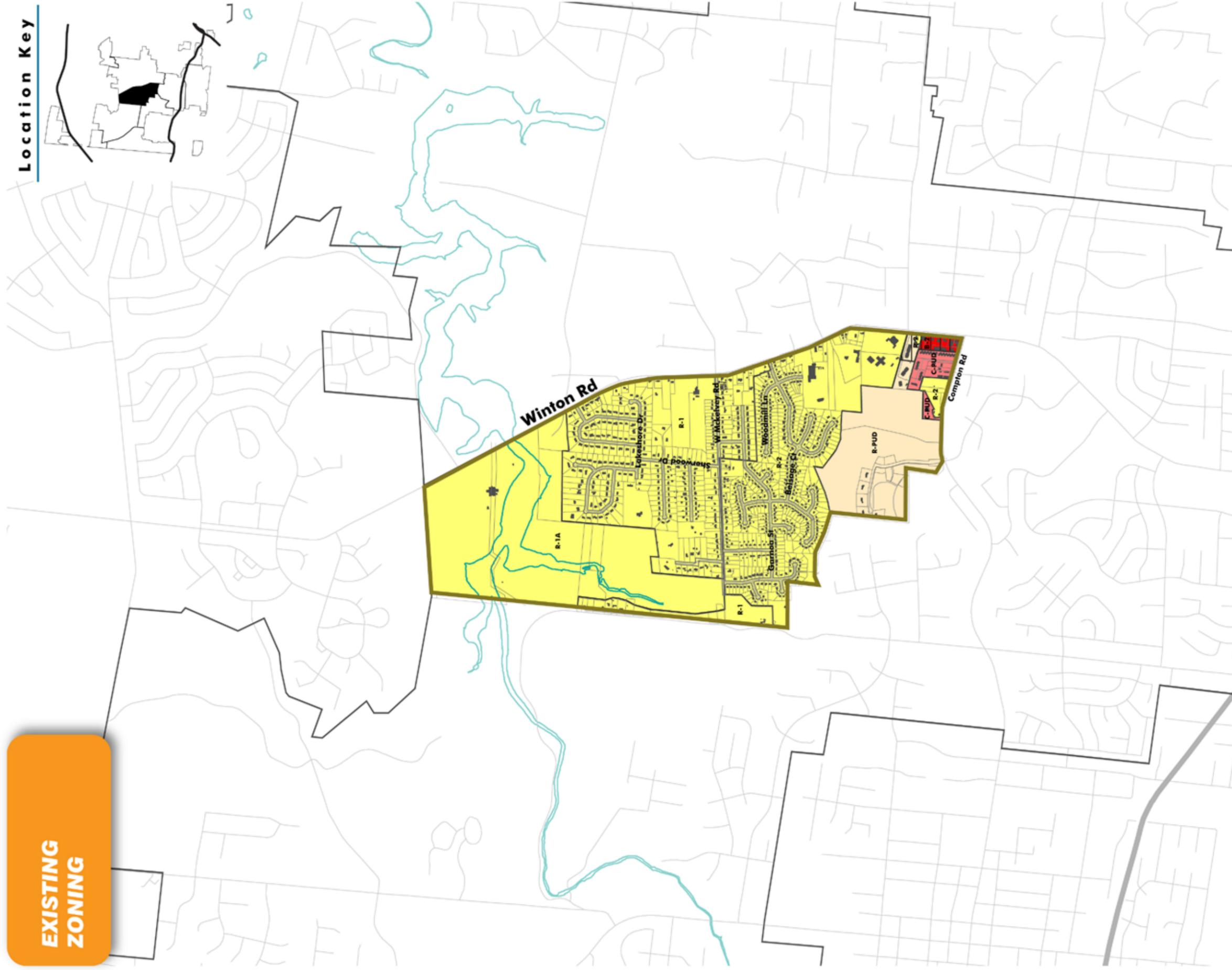


**Legend**

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

**EXISTING ZONING**

**Location Key**



# Springfie/WINTON NORTHWEST

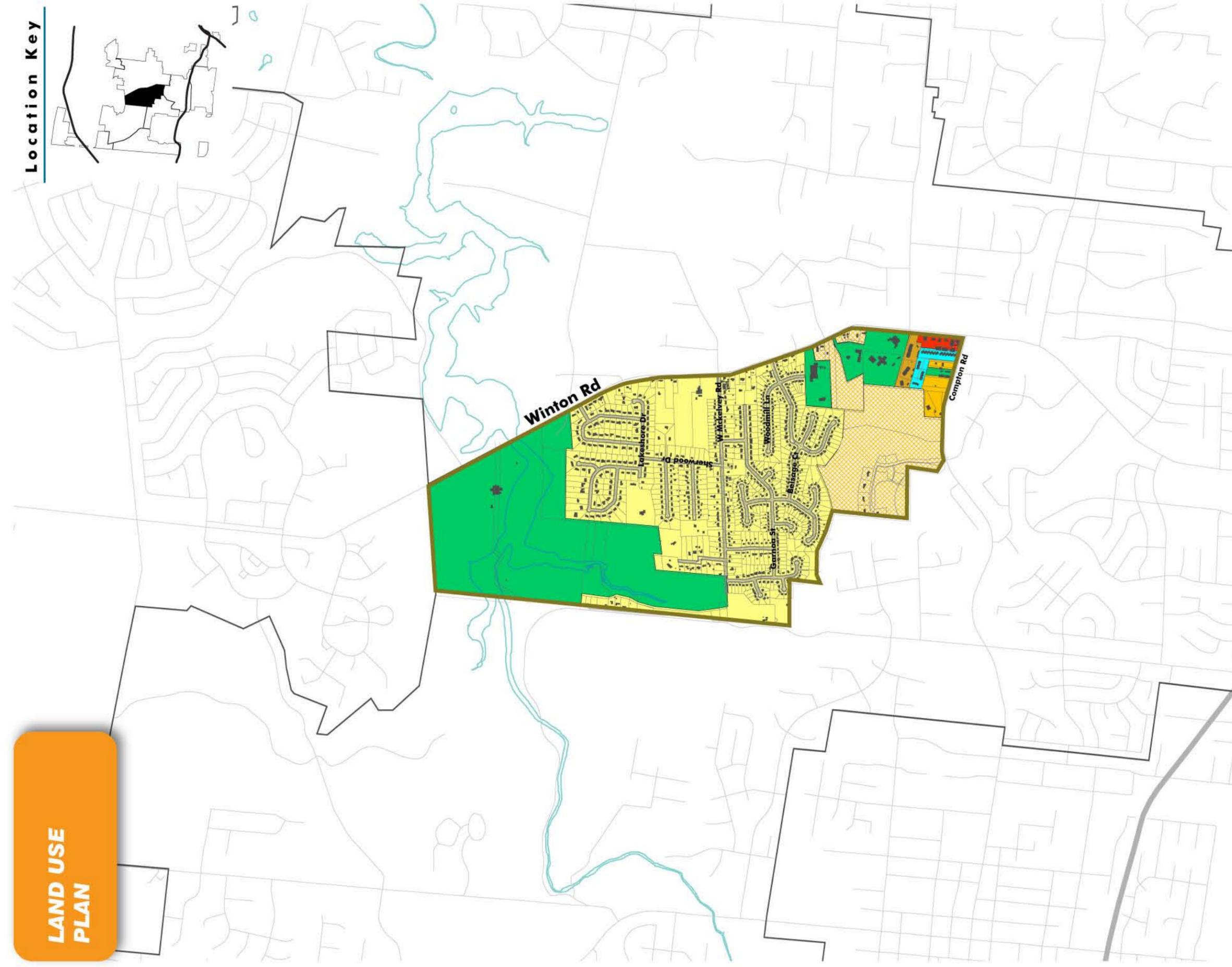
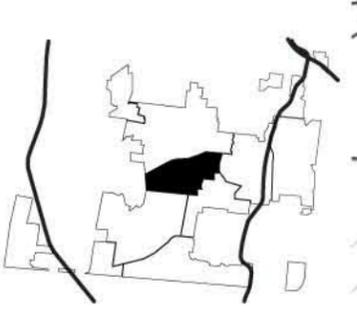
**Legend**

- 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 NORTHWEST**

## DEVELOPMENT STRATEGIES

## Location Key

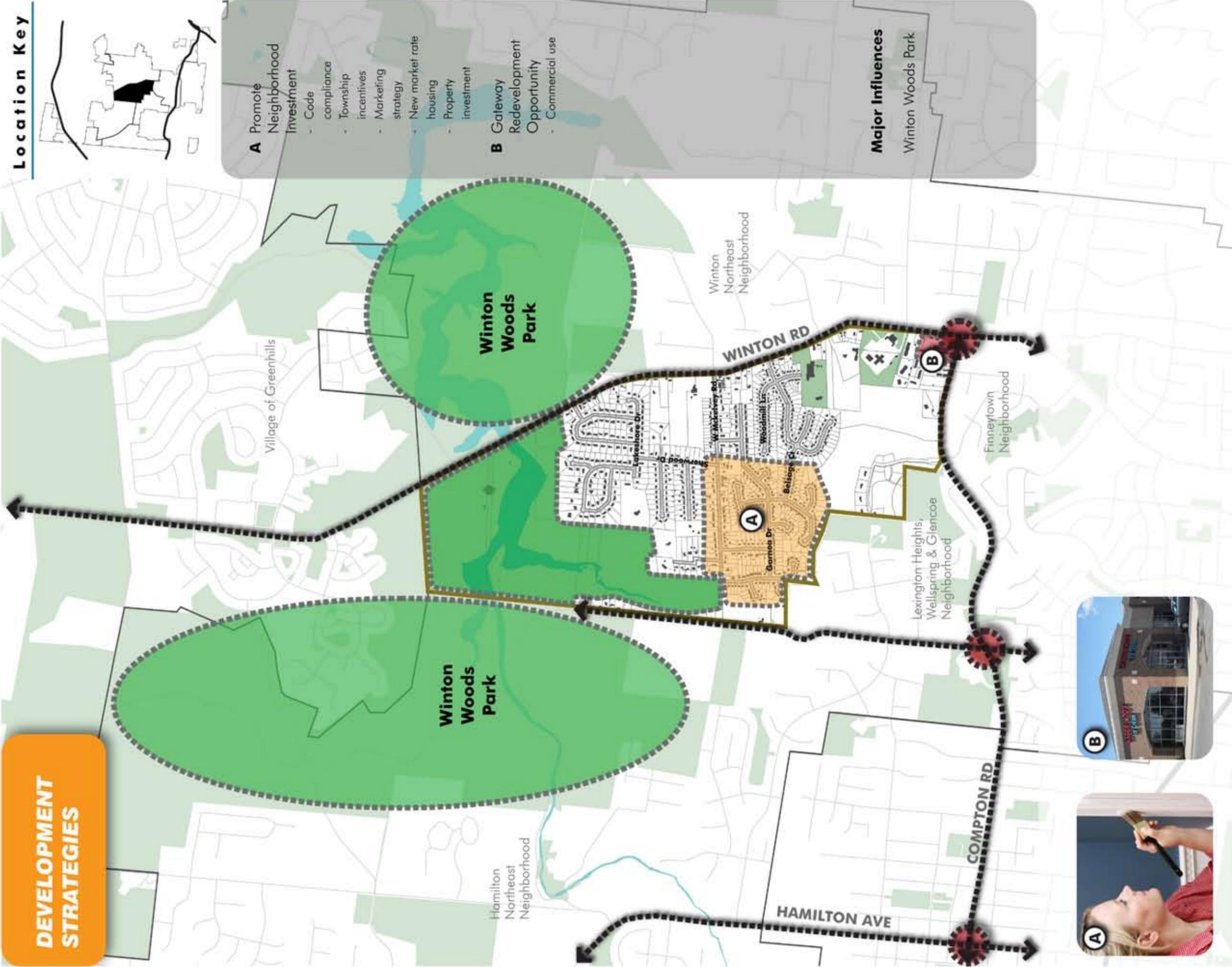


**A** Promote Neighborhood Investment

- Code compliance
- Township incentives
- Marketing strategy
- New market rate housing
- Property investment

**B** Gateway Redevelopment Opportunity

- Commercial use



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