Finneytown

Definition of Geographic Area

The Finneytown neighborhood is the largest of the identified Township neighborhoods, is located in the central area of the community, and is bordered by the Cities of Wyoming to the east, North College Hill to the west and Cincinnati to the south. The area is split into east and west sections by Winton Road, which bisects the neighborhood, and Compton Road and North Bend Road form neighborhood boundaries 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 I-75 to the east and Cross County Highway, which serves as a north-south split of the Finneytown neighborhood and proximity to the Winton Road business corridor.

Current Land Use and Zoning

The Finneytown neighborhood is predominantly residential and institutional type uses. However, the greatest concentration of retail in the Township is found in Finneytown along the Winton Road Corridor between Galbraith Road and Reynard Ave. 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 with the notable exception of the southeast quadrant of Galbraith and Winton where a more detailed redevelopment plan is being proposed.

Issues, Opportunities, & Assets

Issues:
- Several underutilized and/or vacant commercial properties exist along the Winton and North Bend Road business corridors.
- A portion of the housing stock on the south side of Galbraith Road is in transition due to the antiquated nature of the residential structures and the lack of maintenance and private investment of property owners.

Opportunities:
- Properties available for development/redevelopment

Assets:
- Brent Park and Hummer Park – Open Space
- Winton Road Business District / Corridor
- Proximity to downtown Cincinnati and large employment centers
- Various Educational Institutions / Opportunities
- Central location enabling access to Cross County Highway and I-75
- Strong Identity and Civic Engagement
- Various Religious Opportunities

Development Strategies

Plan for Future Development/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 New Office and Retail Redevelopment/Infill Opportunities:
- Encourage redevelopment of existing retail and office properties within the Winton and North Bend Road Business Districts through the use of tax incentives, public/private partnerships, and/or strategic property acquisitions.

Pursue Mixed Use Redevelopment Opportunities:
- See “Core Area” Redevelopment Proposal [Section 3-C of Master Plan]