

Board Protects Land For Medical College

Apartment Project Rejected Despite Reports Of Noninterest By School

The city plan commission disapproved a 156-unit apartment project Thursday because it might interfere with future development of the Medical College of Ohio.

At the same time, the commission instructed Lawrence Murray, planning director, to contact proper authorities to see if the college is interested in acquiring the proposed project site.

Involved are 10 acres at Glendale Avenue and Bensch Drive, bordered by the college campus. Fred C. Hall, 2035 Woodville Rd., the owner, was turned down on his request for rezoning and a community plan for eight multifamily structures, a swimming pool, and six parking areas.

Would Eliminate Access

The commission also said that Mr. Hall's proposal would result leaving some property to the west of his acreage without street access.

Arthur Cline, commission chairman, noted that the master plan for future development of the medical college encompasses Mr. Hall's property as well as 10 adjoining acres.

"We should not hamstring the college in any way," Mr. Cline said in opposing the private apartment development.

Speaking as a trustee of the University of Toledo, Mr. Cline said he knows that colleges need all the land they can get for future expansion.

Non-interest Reported

Mr. Hall said he had been told by a real estate firm that the medical college was not interested in his land. Terry Cornell, a developer who tried unsuccessfully several months ago to get the parcel rezoned, also said he had been told by Dr. Harold Haley, associate dean for student affairs, that the college was not interested.

However, Paul Adams, associ-

ate plan director, said he had talked with Milton Blunk, director of special projects, informing him of the hearing Thursday. He said Mr. Blunk indicated the college still is interested in the land.

Funds To Be Asked For Code Revision

City Council will be asked to supplement the commission budget to allow a major revision of the zoning code, and to authorize the agency to contact consultants on probable cost and scope of such a program.

Mr. Murray reported that the present code, adopted in 1959 as an amendment to the original zoning ordinance of 1923, was the result of a study that cost nearly \$40,000.

Since 1959, he said, the city has increased from 43 square miles to 83 square miles. Building practices have changed markedly. Apartments now make up 50 per cent of the dwelling units started, while in 1959 virtually all residential building was single-family houses on individually owned lots.

Community-unit plans have become a common residential development, and shopping centers common commercial development. While the code has been amended piecemeal to accommodate some of these changes, it fails to give adequate guidance in other areas, Mr. Murray said.