

Hospital Plan To Rezone Abandoned Site Rejected

Shift Sought By St. Luke's Dealt With 4.8 Of 40 Acres Of Land

An application from St. Luke's Hospital for rezoning part of its abandoned South Toledo building site for commercial use was rejected unanimously Thursday by the city plan commission.

Although St. Luke's owns 40 acres of residentially zoned land at the southeast corner of Byrne Road and Glendale Avenue, it asked for rezoning of only a 4.8-acre parcel extending 400 feet along Glendale and 600 feet along Byrne.

The property, acquired from the state for \$190,000 in 1962, formerly was part of the Toledo State Hospital grounds. To the east and north is the new Medical College of Ohio campus, and the Toledo Metropolitan Housing Authority Glendale Terrace project for the elderly.

Commission disapproval was based on conclusions of Lawrence Murray, planning director, and his staff, that:

► It would be detrimental to the public interest to remove the acreage from development for medical or allied purposes, including supporting residential uses.

► Rezoning to C-3 general commercial would permit uncontrolled and independent commercial development in a congested area already ade-

quately served by commercial facilities, could lead to further more intense development, and would be detrimental to adjoining residential areas.

Highlighting Thursday's hearing were some sharp exchanges between Martin A. Janis, state director of mental hygiene and correction, and Norman Bischoff, attorney for, and a member of, the St. Luke's board of trustees.

Mr. Bischoff, explaining why St. Luke's had abandoned the South Toledo site for a 38-acre one in Maumee, blamed the state.

He said St. Luke's wanted to build on the Byrne-Glendale property, bought from the state with the stipulation that it was to be used for hospital purposes only.

After the medical college entered the picture with a 500-bed teaching hospital as part of its future plans, Mr. Bischoff said,

St. Luke's could not get approval of its project from the local Hospital Planning Association.

"Another arm of the state influenced the Hospital Planning Association to wipe us from this corner," Mr. Bischoff charged.

"The door has once and for all been closed to use of this property for a hospital," the St. Luke's spokesman declared.

If St. Luke's sells the property, the money will be used for the new St. Luke's now planned for the Maumee site, at Monclova Road and Anthony Wayne Trail.

Says Money Lost

Disputing that St. Luke's stands to gain if it sells the property for a purported \$1 million offered, Mr. Bischoff said the institution already had "lost" \$1,685,000 due to project delays and increased building costs.

Asked what would happen to the rest of the 40 acres if only 4.8 acres were rezoned, Mr. Bischoff replied that he was not in a position to say — except that the property could not be sold at a profit unless it were rezoned commercial.

Mr. Janis, protesting the rezoning and prospective resale for commercial use, declared that the state never would have sold the land to St. Luke's were it not for representations that the site was to be used as a hospital location.

Mr. Janis said he will take legal steps if necessary to get the property returned to the state "because I, as a state director, cannot allow the buyer of state land to profit at the expense of the citizens of Ohio."

Planning Program

It would be the state's intent to use the land for a 400-bed geriatric center, the director said. Mr. Janis reported that the state is planning an \$11 million program to replace existing old buildings at Toledo State Hospital, converting the institution to a mental health center.

The state, he added, is "very excited" about the prospects of the emerging medical center complex, including the college, in the South Toledo area.

Joining in the protest was John Cark, 1544 Colleen Ct., who presented a petition signed by 196 area residents "vigorously opposed" to the rezoning.

Rezoning Plan Rejected; Filing-Fee Boost Asked

The commission also:

► Disapproved rezoning 16.5 acres on Shoreland Avenue, between Grosse Pointe Parkway and Engel Boulevard, from single-family to duplex residential, and a community-unit plan under which Edward Schroeder proposed construction of 126 apartments.

► Voted to ask City Council to increase the filing fee for zoning applications from \$75 to \$125. In a number of instances, the cost of publishing proposed zoning changes in the City Journal now exceeds the filing fee.