

College Park Threat Cited In Rezoning

By Walter B. Douglas

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College Park officials argued yesterday that rezoning in the Lakeland section of the city might impede their plans for an urban renewal project.

The officials appeared before the Prince Georges County Commissioners to oppose six zoning requests affecting 11.9 acres in Lakeland. The area is largely undeveloped but contains some homes which the city has classified as substandard.

Blair H. Smith, attorney for the contract purchasers of three tracts totaling 7.6 acres, argued that garden apartments or townhouses would fit in with renewal plans and enhance the property, which is between Rte. 1 and Rhode Island Avenue south of Lakeland Road.

He also predicted a lengthy delay before the Federal Housing and Home Finance Agency approves the city's plan and thus pave the way for an application for urban renewal funds.

Malcolm H. Dill, a land planning and zoning consultant hired by the city, said that if the land is developed before an urban renewal plan is drafted, the resulting street pattern would restrict the plan's effectiveness.

The city hopes to include a 180-acre area in its urban renewal plan. City Administrator Robert A. Edwards said the project, designed to establish a community consisting primarily of single family homes, would cost the city about \$250,000 in cash and services.

The Commissioners took five of the zoning applications under advisement and granted commercial zoning for a 2.2-acre tract at Navaho Street and Rte. 1.