AN ORDINANCE AMENDING ARTICLE V SECTION 3 (ZONING BOUNDARIES) OF ORDINANCE NO. 02-047, OTHERWISE KNOWN AS THE ZONING ORDINANCE FOR THE CITY OF MUNTINLUPA, AND RECLASSIFYING THE 6.80 HECTARE PROPERTY OF POLAR MINES REALTY VENTURES, INC. LOCATED IN BARANGAY SUCAT, MUNTINLUPA CITY FROM MEDIUM DENSITY RESIDENTIAL ZONE (R-2) TO MAJOR COMMERCIAL ZONE (C-2).


Co-Sponsored: Hon. Melchor R. Teves
Hon. Francis Ian T. Bagatsing
Hon. Elmer S. Espelita
Hon. Lucio B. Constantino
Hon. Rene Carl S. Cayetano
Hon. Allan Rey A. Camilon
Hon. Ma. Luisa Baharan-Echavez, M.D.
Hon. Allen F. Ampaya
Hon. Kevin B. Delgado
Hon. Atty. Icasiano M. Dela Rea
Hon. Marissa Cole Rongavilla
Hon. Mario E. Bulay, Jr.
Hon. Artemio A. Simundac
Hon. Christian Glenn D. Lorica

WHEREAS, Section 458 (a) (2) (viii) of Republic Act 7160, otherwise known as the Local Government Code of 1991 empowers the Sangguniang Panlungsod to reclassify land within the jurisdiction of the city;

WHEREAS, on September 16, 2004, Mr. Red J. Rosales, Division Head of the Polar Mines Realty Ventures, Inc. sought the approval of the City Government of Muntinlupa, thru the Sangguniang Panlungsod to re-classify its 6.80 hectare property located at Purok 6 Barangay Sucat, Muntinlupa City from a Medium Density Residential Zone (R-2) into a Major Commercial Zone (C-2);

WHEREAS, corollary to the said request, the Polar Mines Realty Ventures, Inc. is proposing to develop its property under the project named: Presidio at Brittany Bay, a sixteen-structure residential complex, integrated with commercial components;

WHEREAS, the location of the project is appropriate for a residential/commercial hub since the site is bounded on the east by a National Road (ML Quezon) and proximate to the proposed Circumferential 6 Highway (C-6) as well as the existing South Super Highway, aside from the fact that the heights of the structures to be built on the property are cleared of the ATO Flight path and neither shall it obstruct the view of Laguna de Bay from the South Super Highway;
WHEREAS, the Polar Mines Realty Ventures, Inc. is committed to develop its property into a progressive district that would cater to the growing demands of urbanization, and at the same time preserve the ecological splendor of the area by creating a masterplanned community that recognizes the need for balance between development and environmental preservation;

WHEREAS, during the public hearing conducted by the Committee on Land Use and Zoning last October 4, 2004, the City Planning and Development Office endorsed the approval of the application of Polar Mines Realty Ventures, Inc. to re-classify its property from R-2 to C-2 provided that the height of the building to be built should be regulated so as not to obstruct the view of Laguna de Bay from the western side of the property and that the buffer zone should comply with the requirements of the City Zoning Ordinance;

NOW, THEREFORE, BE IT ORDAINED, by the Sangguniang Panlungsod in session assembled that:

This Ordinance hereby amends Article V Section 3 (Zoning Boundaries) of Ordinance No. 02-047, particularly the provision on C-2: MAJOR COMMERCIAL ZONE by inserting the following words before the first paragraph, to wit:

"C-2: MAJOR COMMERCIAL ZONE

In Brgy. Sucat

- Area bounded on the North by Bagumbayan River (Creek); on the East by ML Quezon Road; on the West by Philippine National Railway; and on the South by Dona Rosario Bayview Subdivision."

If for any reason, any part or provision of this Ordinance shall be declared unconstitutional or invalid, other parts or provisions hereof which are not affected thereby shall continue to be in full force and effect.

All ordinances or part/s thereof which are inconsistent with any of the provisions of this Ordinance are hereby repealed or modified accordingly.

This Ordinance shall take effect ten (10) days after its approval and after publication in any newspaper of general circulation of the City.

ENACTED, by the Forth (4th) Sangguniang Panlungsod of Muntinlupa this 14th of October 2004, on its 14th Regular Session.
CONCURRED:

ALLAN REY A. CAMILON
Councilor

MA. LUISA BABARAN-ECHAVEZ, M.D.
Councilor

MELCHOR R. TEVES
Councilor

ALLEN F. AMPAYA
Councilor

KEVIN B. DELGADO
Councilor

ATTY. VICARICIO M. DELA REA
Councilor

MARIO E. BULAY, JR.
Councilor

CHRISTIAN GLENN D. LORICA
Sectoral Representative
President, Federation of
Sangguniang Kabataan

ARTEMIO A. SIMUNDAC
Sectoral Representative
President, Association of
Barangay Captains

ABSENT:

BAL MIEVES
Councilor

RENE CARLOS S. CAYETANO
Councilor

ELMER S. ESPELETA
Councilor

FRANCIS IAN T. BAGATSING
Councilor

MARISSA COLE-RONGAVILLA
Councilor

LUCIO B. CONSTANTINO
Councilor

MAMERTO T. SEVILLA, JR.
Councilor

JOSEPH L. V. AREVALO
Councilor
I HEREBY CERTIFY, as to the correctness of the foregoing Ordinance.

CECILIA C. LAZARTE
Secretary
Sangguniang Panlungsod

ATTESTED:

ATTY. RAUL R. CORRO
Acting Vice Mayor/Presiding Officer

APPROVED:

ALDRIN L. SAN PEDRO
Acting City Mayor
Date:

PBS. JR.