ORDINANCE NO. 14-081

AN ORDINANCE GRANTING THE REQUEST OF 8990 HOUSING DEVELOPMENT CORPORATION FOR THE RE-ZONING OF CLASSIFICATION OF THE LAND FROM MIXED USED URBAN CORRIDOR (I-1) TO METROPOLITAN COMMERCIAL ZONE (C-3) FOR ITS PROJECT URBAN DECA HOMES CAMPVILLE LOCATED AT KM. 23 EAST SERVICE ROAD, BARANGAY CUPANG, MUNTINLUPA CITY.

Sponsored by:
Hon. Coun. Rafael T. Sevilla
Hon. Coun. Atty. Raul R. Corro
Hon. Coun. Bal Nieves
Hon. Coun. Stephanie G. Teves
Hon. Coun. Louisito A. Arciaga
Hon. Coun. Ringo A. Teves
Hon. Coun. Margarita Amythyst Patdu-Labios, MD
Hon. Coun. Alexander B. Diaz
Hon. Coun. Engr. Neptali S. Santiago
Hon. Coun. Elmer S. Espeleta
Hon. Coun. Vergel C. Ulanday
Hon. Coun. Robert A. Abas
Hon. Coun. Robert P. Baes

WHEREAS, the Executive Order No. 71 and Republic Act No.7160 otherwise known as the New Local Government Code of 1991, states that, “the power of the Housing and Land Use Regulatory Board (HLURB) to grant preliminary approval and subdivision plans of all subdivisions has been transferred to the Local Government Units”;

WHEREAS, under the said New Local Government Code of 1991, specifically Section 458 (2)(x), it states that, “the Sangguniang Panlungsod has the power to process and approve land use and zoning within its jurisdiction”;

WHEREAS, Annex C: Zone Classification #3 Mixed Used Urban Corridor of City Ordinance No. 02-047 states that, “the Urban Corridor is intended for commercial and Light Industry Zone (I-1) shall be for non-polluted/non-hazardous manufacturing/processing establishments.”;

WHEREAS, the 8990 HOUSING DEVELOPMENT CORPORATION, is applying for an conversion of zone classification of the land from Mixed Used Urban Corridor (I-1) to Metropolitan Commercial Zone (C-3) for its Condominium Project “Urban Deca Homes Campville”, located at East Service Road, Barangay Cupang, Muntinlupa City;
WHEREAS, after evaluating the necessary documents submitted by 8990 HOUSING DEVELOPMENT CORPORATION, and based on the recommendation of the City Zoning Administrator the application for Conversion of zone classification of the land from Mixed Used Urban Corridor (I-1) to Metropolitan Commercial Zone (C-3) for its Condominium Project "Urban Deca Homes Campville" is hereby approved, subject to the terms and conditions under Ordinance No. 02-047;

WHEREAS, the developer must abide by the requirements setforth under the National Building Code of the Philippines;

NOW THEREFORE BE IT ORDAINED, AS IT IS HEREBY ORDAINED, by the 7th Sangguniang Panglungsod in session assembled that:

SECTION 1. This ordinance hereby grants the request of 8990 HOUSING DEVELOPMENT CORPORATION, for conversion of zone classification of the land from Mixed Used Urban Corridor (I-1) to Metropolitan Commercial Zone (C-3) for its Condominium Project “Urban Deca Homes Campville” located at East Service Road, Barangay Cupang, Muntinlupa City.

SECTION 2. The zoning classification of the land is a Mixed Used Urban Corridor (I-1) and to be converted to Metropolitan Commercial Zone (C-3).

SECTION 3. The converted zoning classification of the land from Mixed Used Urban Corridor (I-1) to Metropolitan Commercial Zone (C-3) condominium project composed of twelve (12) buildings with four (4) storey having an area of 1.8 hectares and containing 1,068 units.

SECTION 4. The conversion of the zoning classification of the land is hereby approved subject to the completion all other requirements setforth by the Zoning Office;

ENACTED, by the 7th Sangguniang Panglungsod of Muntinlupa this 27th day of October 2014, on its 58th Regular Session.

CONCURRED:

DISTRICT I:

COUN. ATTY. PATRICIO L. BONCAYAO, JR.  
Member

COUN. BAL NIEVES  
Member

COUN. STEPHANIE G. TEVES  
Member
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COUN. LOUISITO A. ARCIAGA
Member

COUN. MARGARITA AMYTHYST PATDU-LABIOS, MD
Member

COUN. RINGO A. TEVES
Member

COUN. ALEXANDER B. DIAZ
Member

DISTRICT II:

COUN. MA. DHESIREE G. AREVALO
Member

COUN. ENGR. NERTALI S. SANTIAGO
Member

COUN. ELMER S. ESPELETA
Member

COUN. RAFAEL T. SEVILLA
Member

COUN. VERGEL C. ULANDAY
Member

COUN. ROBERT A. ABAS
Member

ABSENT:

COUN. LUVI P. CONSTANTINO
Member

COUN. CELSO C. DIOKO
Sectoral Representative
President
Association of Barangay Captains

I HEREBY CERTIFY, as to the correctness of the foregoing Ordinance.

CECILIA C. LAZARTE
Secretary
Sangguniang Panglungsod

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ATTESTED:

COUN. ATTY. RAUL R. CORRO
Minority Floor Leader/Acting Presiding Officer

APPROVED:

ATTY. JAIME R. PRESNEDI
City Mayor
Date: NOV 03 2014

Norie/7th SP