

ORDINANCE NO. 2009-041
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AN ORDINANCE AMENDING SECTION 15 OF CITY ORDINANCE NO. 2000-071, OTHERWISE KNOWN AS "THE 2000 COMPREHENSIVE ZONING ORDINANCE OF NAGA CITY", BY PRESCRIBING FEES FOR THE APPLICATIONS FOR RE-ZONING AND RECLASSIFICATION:-

Sponsors: Hon. David Casper Nathan A. Sergio
City Youth Councilor Angelo Paolo S. Daplin

Explanatory Note

The opening of SM City-Naga will, sooner or later, have substantial effect to the existing Land Use Plan of Naga City. Subject to the limits provided by law, many property owners may now opt to apply for re-zoning or reclassification of their land.

There is a need for the city to recover its costs in providing the services in connection with the various applications for re-zoning and reclassification.

The Level of Effort (LOE) for processing these applications for re-zoning and reclassification is essentially the same as those for Preliminary Application for Locational Clearance (PALC) and Development Permit (DP). In addition, charging LOE fees will also discourage unwarranted re-zoning or reclassification of land that may turn out not being developed in accordance with the reason why it was granted.

NOW, THEREFORE, BE IT ORDAINED by the Sangguniang Panlungsod of the City of Naga, that:

SECTION 1. Section 15 of City Ordinance No. 2000-071, otherwise known as "The 2000 Comprehensive Zoning Ordinance of Naga City", is hereby amended by adding a paragraph thereto, now to read as follows:

"SECTION 15. PROCEDURES FOR REZONING AND RECLASSIFICATION. Any association or group of persons who wishes to propose a rezoning or reclassification of a certain area, may file a petition with the City Zoning Administrator and Sangguniang Panlungsod for initial evaluation.

The City Zoning Administrator shall then endorse the proposal together with its preliminary findings to the Sangguniang Panlungsod for further evaluation. Site inspection of the vicinity subject to rezoning shall be made.

After preliminary findings and recommendations, a public hearing shall be conducted, especially in the

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community affected by the rezoning. The Sangguniang Panlungsod then approves and adopts through an ordinance any amendments to the Zoning Ordinance.

Upon filing of the application for rezoning or reclassification, the petitioner must pay the following fees, namely:

Re-Zoning Fee / - P 2,000 per hectare or its proportionate amount
Reclassification Fee

Inspection Fee - P 1,000 per hectare or its proportionate amount

No endorsement to the Sanggunian shall be made by the City Zoning Administrator unless the petitioner has paid in full the required fees."

SECTION 2. This ordinance shall take effect upon its approval and after publication in three (3) newspapers of local circulation.

ENACTED: May 12, 2009

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WE HEREBY CERTIFY to the correctness of the foregoing ordinance.

GIL A. DE LA TORRE
Secretary to the
Sangguniang Panlungsod

JOHN G. BONGAT
City Councilor &
Acting Presiding Officer

APPROVED:

JESSE M. ROBREDO
City Mayor