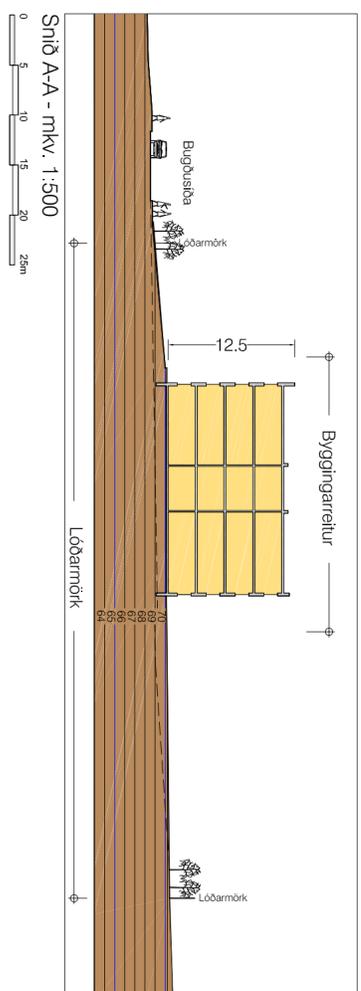
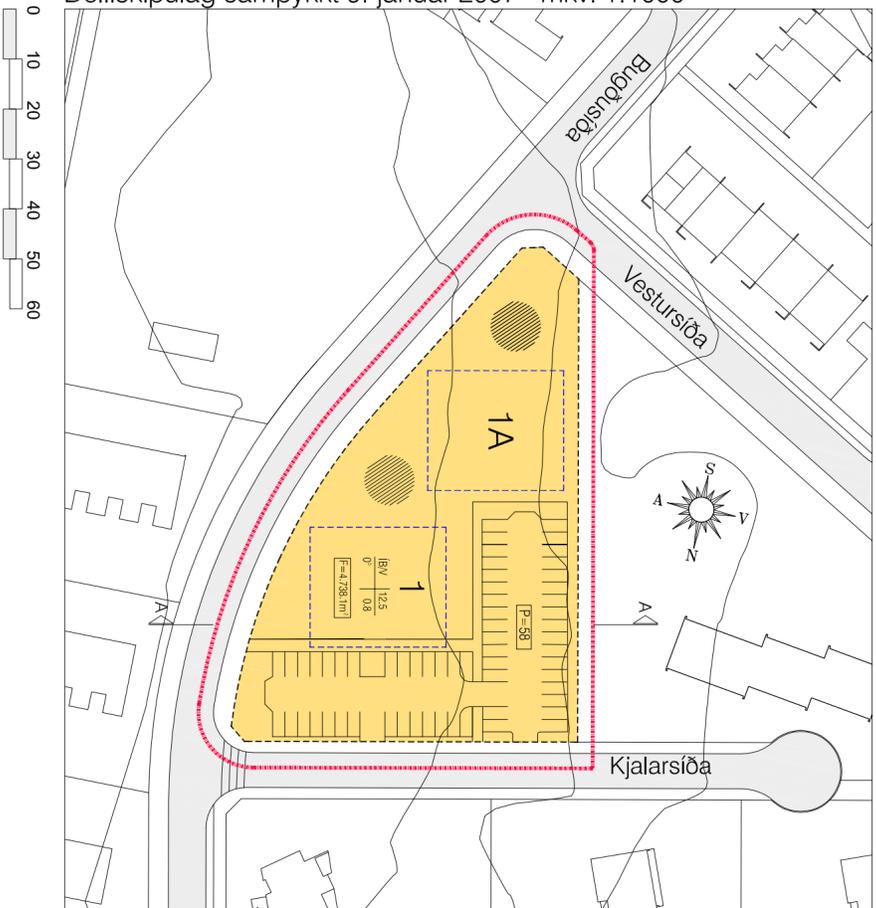
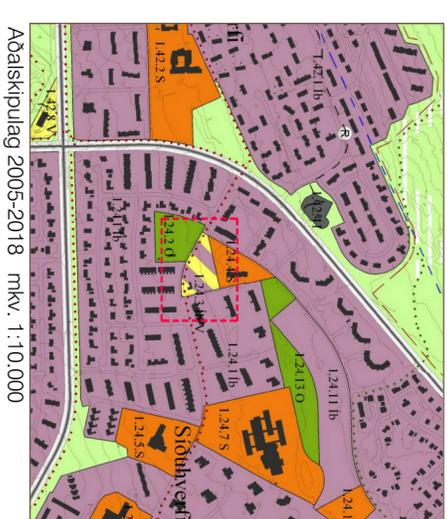


Deiliskipulag samþykkt 9. janúar 2007 - mkv. 1:1000



- Skýrtingar
- Skípulagsmörk
- Léiksvæði
- Lóðarmörk, lóðar
- Byggingarreitur
- Byggingarr., f. reiðhjólaskýli
- Landnotkun
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- Flatarmál lóðar
- Íbúðir/verslun
- Akkrarlitir
- Bilastæði á lóð



Áðalskipulag 2005-2018 mkv. 1:10,000

Giltandi deiliskipulag var samþykkt í bæjarstjórn 9. janúar 2007. Breyting á húsnúmerum, 1 vaxi 7A og 1A vaxi 7B var samþykkt í bæjarstjórn 16. september 2008.

### Greinargerð með deiliskipulagsbreytingu

Um er ræða deiliskipulagsbreytingu á svæði sem áttmækt er Bugðusíðu í austri, lóð lékiskólans Stórséls í vestri og Kjalarsíðu í norðri.

### Áðalskipulag

Í gildandi áðalskipulagi Akureyrar 2005-2018 er lóðin skilgreind sem verslunar- og þjónustulóð, sem blanda af íbúðum, verslunum og þjónustu.

### Lýsing á deiliskipulagsbreytingunum og skilmálum

1. Heimilt er að vera með allt að 60 einstaklingsherbergi fyrir stúdenta í stað 56 og eða allt að 40 almennar íbúðir í stað 38.
2. Bilastæðum fjólgæð úr 58 í 60.
3. Heimilt er að bygga reiðhjólaskýli á lóðinni fyrir allt að 40 reiðhjól. Hámarkstæð skýlis er 3,0m, þakform og lóðun útvegga er frjálst.
4. Húsnúmerum breytt til samræmis við samþykkt bæjarstjórnir 16. september 2008.
5. Önnur af tveimur innkeyrslum inná lóð fellur út.

### Giltandi skilmálar

Heimilt er að reisa tvö hus með að hámarki 4 hæðum. Áskilið er að þök séu flöt og hámarksvegghæð verði 12,5 m mælt frá gólf neðstu hæðar. Heimilt er að vera með verslun (hverfisverslun) á neðstu hæð annars húsnæss. Bilastæði skulu vera 1 fyrir hvert einstaklingsherbergi, 1,5 fyrir hverja íbúð 50-80m<sup>2</sup> og 2 fyrir hverja íbúð sem er yfir 80m<sup>2</sup>. Bilastæðin verði norðan og austan við hus, samkvæmt uppdrætti. Sameiginlegt lékswæði er sunnan og austan við hus.

### Nýtingarhlutfall

Hámarksnýtingarhlutfall lóðarinnar er (brúttóflatarmál bygginga deilt með lóðarsvæðinum) 0,8.

### Aðrir skilmálar

Um lóðna gilda almennir lóðarúthlutarskilmálar Akureyrarbæjar eftir því sem við á, s.s. um línarmörk fyrir skil á teikningum og frakkvæðindir, um frárennstil og heirnatúgar o.s.tlv..

Deiliskipulag þetta, sem auglýst hefur verið skv. 1. mgr. 26. græn. Skípulags- og byggingalaga nr. 73/1997 var samþykkt í bæjarstjórn Akureyrri \_\_\_\_\_ 2009

Akureyrri \_\_\_\_\_ 2009 Samþykkt deiliskipulagsbreytingarinnar var samþykkt í B-deild Stjórnarhónda þann \_\_\_\_\_ 2009

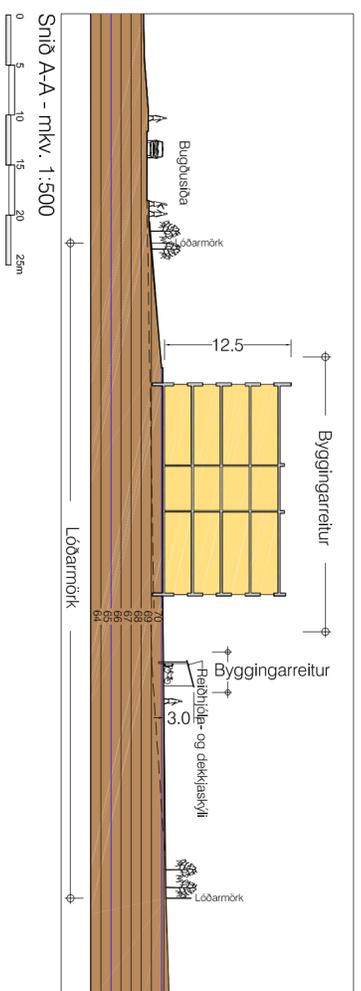
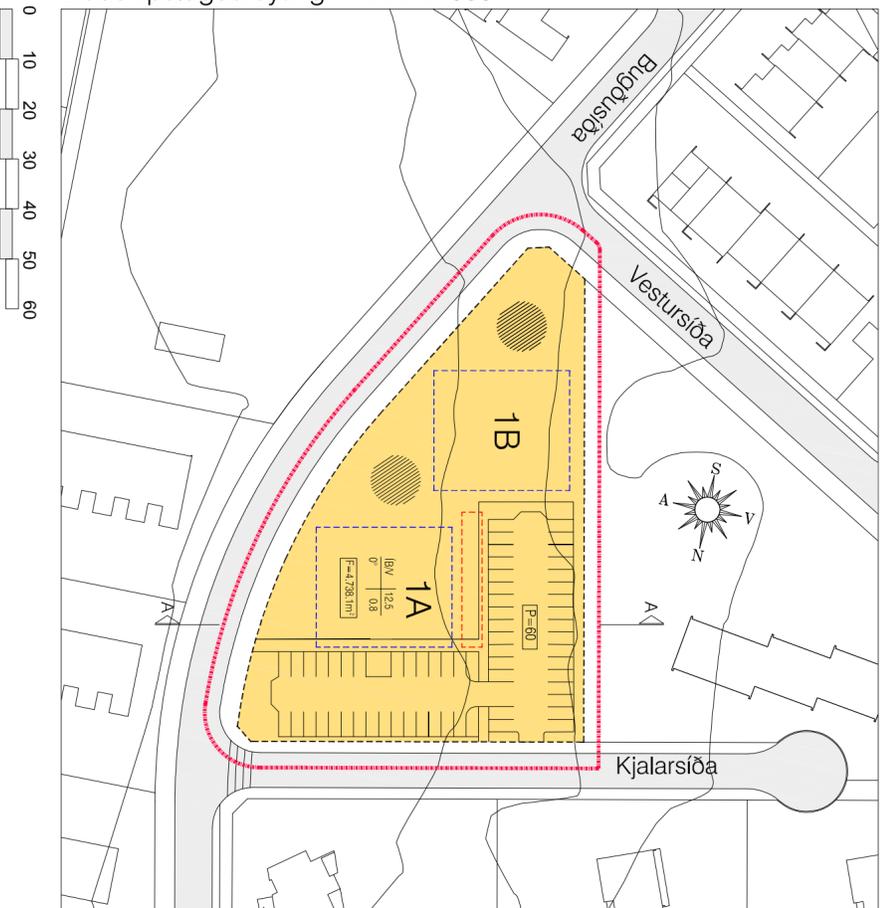
## DEILISKIPLAGSBREYTING VEGNA KJALARSÍÐU 1 AK.

veik: DEILISKIPLAGSBREYTING. mskv. 1:1000, 1:500  
 enfi: DEILISKIPLAGSBREYTING. mskv. 1:1000, 1:500  
 dags: 10.02.2009 gr. \_\_\_\_\_ st. \_\_\_\_\_ m. \_\_\_\_\_ nr. \_\_\_\_\_ 1

form  
 ARKITEKTAR HÖNNULIÐIR  
 ARIJÓR JÓHANSSON  
 AÐLST HAFSTEINSSON  
 höfundar og framhaldsarkitektar  
 arkitekt FRI

KJALPANGI VIMPARVEG 600 AKUREYRI SÍM 465-6099 NETFANG: FORM@NETTIS

Deiliskipulagsbreyting - mkv. 1:1000



Snjó A-A - mkv. 1:500