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Notice of initiation of a building plan

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The Pärnu Linnavalitsus publishes a notice pursuant to [paragraph 128\(7\) of the planning Law \(plans\)](#).

The Pärnu Linnavalitsus States that, by order No 67 of 06.02.2017, the building plan for the 13 Grand Jõe tn 13 was initiated and a strategic environmental assessment of the building plan was not initiated.

The planned area is located in the centre of Pärnu, in a residential area between the Riga motorway and the river, along the street of the Great River and includes 13 properties of the Great Jõe tn 13 amounting to 793 m². The property is built on an industrial building (a total of 582 m² of the surface under construction) and forms, together with the Vanapargi tn 2 property, a complex of industrial buildings of the former bread factory. Post-cadastral land use targets on land are 90% productive land, 10% commercial land. The land use control function in the area according to Pärnu Municipal Plan is production land (T). The area is situated in a built-up area of one million years.

The applicant would like to provide business services (children's activities) on the property. The purpose of the zoning plan is to transform the control function of the production land determined by the master plan into the control function of commercial land. It is therefore a zoning plan which changes the basic design of the master plan.

The task of drawing up the building plan shall be to identify the most suitable building area and building right for the land, to determine architectural and building conditions, parking and gardening principles. The preparation of the zoning plan changes the general plan of the city of Pärnu: the control function of productive land on the land is transformed into the control function of commercial land.

There is no need for studies.

Related documents

- the initiation of a zoning plan for the major Suur-Jõe tn 13 and the failure to initiate a strategic environmental assessment of the zoning plan in the http://amphora.lv.parnu.ee/AMPHORA_PUBLIC/index.aspx?itm=1466220

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