



1:2000

STRALCIO TAVOLA PIANO DELLE REGOLE PR 2A

LEGENDA

- CONFINI COMUNALE
- LEGENDA:**
- ▨ Ambiti del tessuto urbano consolidato; Aree residenziali art. 18.7 N.d.P.
- ▨ Ambiti del tessuto urbano consolidato; Nuclei Antica Formazione art. 17 N.d.P.
- ▨ Ambiti di Trasformazione (AT) vedi Documento di Piano
- ▨ Ambiti del tessuto urbano consolidato; Aree per attività economiche art. 18.2 N.d.P.
- ▨ Ambiti del tessuto urbano consolidato; Piani di attuazione individuati
- ▨ Ambiti del tessuto urbano consolidato; Parchi e giardini privati art. 18.4 N.d.P.
- ▨ Ambiti del tessuto urbano consolidato; Aree pubbliche e di interesse pubblico art. 21 N.d.P.
- ▨ Ambiti del tessuto urbano consolidato; Sistema insediativo collettivo art. 18.3 N.d.P.
- ▨ Ambiti esterni al tessuto urbano consolidato; Zone agricole di iniziativa comunale orientata art. 19 N.d.P.
- ▨ Ambiti esterni al tessuto urbano consolidato; Campagna urbana art. 19.1 N.d.P.
- ▨ Ambiti esterni al tessuto urbano consolidato; Zone verdi agrarie art. 20 N.d.P.
- ▨ Ambiti esterni al tessuto urbano consolidato; Aree di rispetto ambientale parte quarta N.d.P.
- ✱ Piani attuativi in itinere
- Edificio di interesse storico monumentali art. 27 N.d.P.
- Edifici a destinazione alberghiera art. 18.3 N.d.P.
- ▨ Ambiti di riorganizzazione urbana art. 18.5.5 N.d.P.
- Aree per la mobilità
- VINCOLI**
- ▨ Fascia di rispetto cimiteriale (D.P.R. 285/1990)
- Individuazione dei pazzi e fascia di rispetto (D.P.R. 236/1988)
- ▨ Limite area di rispetto stradale
- ⊙ Stabilimenti a rischio rilevante (art. 8 D.Lgs. 334/99)
- ⚡ PERIMETRO IC del Parco Lombardo della Valle del Ticino
- ▨ AREE R del Parco Lombardo della Valle del Ticino
- ▨ Zone archeologiche
- ▨ Piano stralzo per l'assetto idrogeologico limite tra la fascia A e la fascia B
- ▨ Piano stralzo per l'assetto idrogeologico limite tra la fascia B e la fascia C
- ▨ Piano stralzo per l'assetto idrogeologico limite esterno alla fascia C
- ▨ Vincolo ai sensi del D.Lgs. 490/99 e D. Lgs. 42/04 limite di area compresa entro i 150 m di distanza da corso d'acqua.

Regione Lombardia
Provincia di Varese
Comune di Cardano al Campo

PIANO DI GOVERNO DEL TERRITORIO

PIANO DELLE REGOLE NORME PER GLI AMBITI DI EDIFICAZIONE CONVENZIONATI

Denominazione: AT 2

Localizzazione dell'area	Identificazione del comparto	Indici di progetto
		Denominazione: AT 2 Zona: Esterna TUC Dest. d'uso: Terziario-direzionale-commerciale Area: 66.535 mq S.i.p.: 53.548 mq Area per servizi: 53.548 mq Altezza massima: 18,00 (5 piani)

Comune di Cardano al Campo (VA) - P. di R. - Norme Ambienti di Edificazione Convenzionali

pag. 26

Condizioni del suolo	Schema dell'intervento

Comune di Cardano al Campo (VA) - P. di R. - Norme Ambienti di Edificazione Convenzionali

pag. 28

Constatati dell'area	Obiettivi perseguiti	Indirizzi di progetto
L'area è posta al margine urbanizzato nord-ovest del tessuto consolidato. Presenza dell'asse di via Giovanni XXIII che rappresenta al tempo stesso una cesura del tessuto urbano comunale e la prima porta di accesso all'aeroporto di Malpensa. In parte interessata dalla presenza di insediamento terziario in fase di riqualificazione (ex Nautilus) e da edificazione residenziale recente diffusa nelle adiacenze. Area caratterizzata da un intercalare di boschi e spazi aperti. Il comparto è interessato dalla previsione del tracciato della nuova strada tangenziale di Cardano-Gallarate.	Completamento del sistema edificato con destinazioni terziarie-commerciali e assimilabili. Realizzazione di un sistema urbano con forti relazioni con il tessuto consolidato e con i principali luoghi pubblici del comune. Costruzione di una nuova immagine urbana a nord dell'asse di via Giovanni XXIII (prima porta di accesso dello scalo di Malpensa).	L'edificazione dovrà valorizzare la prossimità allo scalo aeroportuale di Malpensa e porre particolare attenzione alle connessioni interne al comparto (tra i vari episodi in cui si articolerà l'intervento) e i luoghi pubblici di rilievo comunale esterni. La maglia su cui poggerà il progetto dovrà essere interrotta con varchi a verde attrezzato che assolvano la funzione di percorsi ciclo-pedonali e corridoi ecologici. Lungo l'asse della nuova tangenziale dovrà essere realizzata una barriera vegetale con funzione di mitigazione ecologico-ambientale. Costituzione di aree per servizi coerenti con lo schema indicato e con un chiaro legame con il sistema dei servizi urbani.
Procedure: L'attuazione dell'AT2 è subordinata alla approvazione da parte del Consiglio Comunale di un masterplan esteso a tutto il comparto identificato dal piano. All'atto di approvazione del masterplan il Consiglio Comunale definisca, nei limiti delle potenzialità accordate dal piano: le destinazioni d'uso, le infrastrutture necessarie, la realizzazione e compensazione monetaria delle aree per servizi, le modalità e i tempi di realizzazione degli interventi con le relative garanzie fideiussorie. Successivamente alla redazione completa del piano attuativo il Consiglio Comunale procederà alla approvazione dell'AT2 con le modalità stabilite dall'art. 14 della Lr. 12/2005.		

**MASTER PLAN
Area AT2**

IMMOBILIARE SCIESA S.r.l. Rocca G.	ROCCORA Giorgio	PROGETTO PER: PIANIFICAZIONE URBANISTICA Progettazione di ambiti di trasformazione mediante redazione di Master Plan dell'Area denominata AT2
UBICAZIONE: Via Agostino - Agri per Cassinone Cardano al Campo Varese DATI CATASTALI: Foglio: 4/208, 2/962, 2/963, 2/967, 2/964, 2/965, 2/966, 2/968, 2/969, 2/970, 2/971, 2/972, 2/973, 2/974, 2/975, 2/976, 2/977, 2/978, 2/979, 2/980, 2/981, 2/982, 2/983, 2/984, 2/985, 2/986, 2/987, 2/988, 2/989, 2/990, 2/991, 2/992, 2/993, 2/994, 2/995, 2/996, 2/997, 2/998, 2/999, 3/000, 3/001, 3/002, 3/003, 3/004, 3/005, 3/006, 3/007, 3/008, 3/009, 3/010, 3/011, 3/012, 3/013, 3/014, 3/015, 3/016, 3/017, 3/018, 3/019, 3/020, 3/021, 3/022, 3/023, 3/024, 3/025, 3/026, 3/027, 3/028, 3/029, 3/030, 3/031, 3/032, 3/033, 3/034, 3/035, 3/036, 3/037, 3/038, 3/039, 3/040, 3/041, 3/042, 3/043, 3/044, 3/045, 3/046, 3/047, 3/048, 3/049, 3/050, 3/051, 3/052, 3/053, 3/054, 3/055, 3/056, 3/057, 3/058, 3/059, 3/060, 3/061, 3/062, 3/063, 3/064, 3/065, 3/066, 3/067, 3/068, 3/069, 3/070, 3/071, 3/072, 3/073, 3/074, 3/075, 3/076, 3/077, 3/078, 3/079, 3/080, 3/081, 3/082, 3/083, 3/084, 3/085, 3/086, 3/087, 3/088, 3/089, 3/090, 3/091, 3/092, 3/093, 3/094, 3/095, 3/096, 3/097, 3/098, 3/099, 3/100, 3/101, 3/102, 3/103, 3/104, 3/105, 3/106, 3/107, 3/108, 3/109, 3/110, 3/111, 3/112, 3/113, 3/114, 3/115, 3/116, 3/117, 3/118, 3/119, 3/120, 3/121, 3/122, 3/123, 3/124, 3/125, 3/126, 3/127, 3/128, 3/129, 3/130, 3/131, 3/132, 3/133, 3/134, 3/135, 3/136, 3/137, 3/138, 3/139, 3/140, 3/141, 3/142, 3/143, 3/144, 3/145, 3/146, 3/147, 3/148, 3/149, 3/150, 3/151, 3/152, 3/153, 3/154, 3/155, 3/156, 3/157, 3/158, 3/159, 3/160, 3/161, 3/162, 3/163, 3/164, 3/165, 3/166, 3/167, 3/168, 3/169, 3/170, 3/171, 3/172, 3/173, 3/174, 3/175, 3/176, 3/177, 3/178, 3/179, 3/180, 3/181, 3/182, 3/183, 3/184, 3/185, 3/186, 3/187, 3/188, 3/189, 3/190, 3/191, 3/192, 3/193, 3/194, 3/195, 3/196, 3/197, 3/198, 3/199, 3/200, 3/201, 3/202, 3/203, 3/204, 3/205, 3/206, 3/207, 3/208, 3/209, 3/210, 3/211, 3/212, 3/213, 3/214, 3/215, 3/216, 3/217, 3/218, 3/219, 3/220, 3/221, 3/222, 3/223, 3/224, 3/225, 3/226, 3/227, 3/228, 3/229, 3/230, 3/231, 3/232, 3/233, 3/234, 3/235, 3/236, 3/237, 3/238, 3/239, 3/240, 3/241, 3/242, 3/243, 3/244, 3/245, 3/246, 3/247, 3/248, 3/249, 3/250, 3/251, 3/252, 3/253, 3/254, 3/255, 3/256, 3/257, 3/258, 3/259, 3/260, 3/261, 3/262, 3/263, 3/264, 3/265, 3/266, 3/267, 3/268, 3/269, 3/270, 3/271, 3/272, 3/273, 3/274, 3/275, 3/276, 3/277, 3/278, 3/279, 3/280, 3/281, 3/282, 3/283, 3/284, 3/285, 3/286, 3/287, 3/288, 3/289, 3/290, 3/291, 3/292, 3/293, 3/294, 3/295, 3/296, 3/297, 3/298, 3/299, 3/300, 3/301, 3/302, 3/303, 3/304, 3/305, 3/306, 3/307, 3/308, 3/309, 3/310, 3/311, 3/312, 3/313, 3/314, 3/315, 3/316, 3/317, 3/318, 3/319, 3/320, 3/321, 3/322, 3/323, 3/324, 3/325, 3/326, 3/327, 3/328, 3/329, 3/330, 3/331, 3/332, 3/333, 3/334, 3/335, 3/336, 3/337, 3/338, 3/339, 3/340, 3/341, 3/342, 3/343, 3/344, 3/345, 3/346, 3/347, 3/348, 3/349, 3/350, 3/351, 3/352, 3/353, 3/354, 3/355, 3/356, 3/357, 3/358, 3/359, 3/360, 3/361, 3/362, 3/363, 3/364, 3/365, 3/366, 3/367, 3/368, 3/369, 3/370, 3/371, 3/372, 3/373, 3/374, 3/375, 3/376, 3/377, 3/378, 3/379, 3/380, 3/381, 3/382, 3/383, 3/384, 3/385, 3/386, 3/387, 3/388, 3/389, 3/390, 3/391, 3/392, 3/393, 3/394, 3/395, 3/396, 3/397, 3/398, 3/399, 3/400, 3/401, 3/402, 3/403, 3/404, 3/405, 3/406, 3/407, 3/408, 3/409, 3/410, 3/411, 3/412, 3/413, 3/414, 3/415, 3/416, 3/417, 3/418, 3/419, 3/420, 3/421, 3/422, 3/423, 3/424, 3/425, 3/426, 3/427, 3/428, 3/429, 3/430, 3/431, 3/432, 3/433, 3/434, 3/435, 3/436, 3/437, 3/438, 3/439, 3/440, 3/441, 3/442, 3/443, 3/444, 3/445, 3/446, 3/447, 3/448, 3/449, 3/450, 3/451, 3/452, 3/453, 3/454, 3/455, 3/456, 3/457, 3/458, 3/459, 3/460, 3/461, 3/462, 3/463, 3/464, 3/465, 3/466, 3/467, 3/468, 3/469, 3/470, 3/471, 3/472, 3/473, 3/474, 3/475, 3/476, 3/477, 3/478, 3/479, 3/480, 3/481, 3/482, 3/483, 3/484, 3/485, 3/486, 3/487, 3/488, 3/489, 3/490, 3/491, 3/492, 3/493, 3/494, 3/495, 3/496, 3/497, 3/498, 3/499, 3/500, 3/501, 3/502, 3/503, 3/504, 3/505, 3/506, 3/507, 3/508, 3/509, 3/510, 3/511, 3/512, 3/513, 3/514, 3/515, 3/516, 3/517, 3/518, 3/519, 3/520, 3/521, 3/522, 3/523, 3/524, 3/525, 3/526, 3/527, 3/528, 3/529, 3/530, 3/531, 3/532, 3/533, 3/534, 3/535, 3/536, 3/537, 3/538, 3/539, 3/540, 3/541, 3/542, 3/543, 3/544, 3/545, 3/546, 3/547, 3/548, 3/549, 3/550, 3/551, 3/552, 3/553, 3/554, 3/555, 3/556, 3/557, 3/558, 3/559, 3/560, 3/561, 3/562, 3/563, 3/564, 3/565, 3/566, 3/567, 3/568, 3/569, 3/570, 3/571, 3/572, 3/573, 3/574, 3/575, 3/576, 3/577, 3/578, 3/579, 3/580, 3/581, 3/582, 3/583, 3/584, 3/585, 3/586, 3/587, 3/588, 3/589, 3/590, 3/591, 3/592, 3/593, 3/594, 3/595, 3/596, 3/597, 3/598, 3/599, 3/600, 3/601, 3/602, 3/603, 3/604, 3/605, 3/606, 3/607, 3/608, 3/609, 3/610, 3/611, 3/612, 3/613, 3/614, 3/615, 3/616, 3/617, 3/618, 3/619, 3/620, 3/621, 3/622, 3/623, 3/624, 3/625, 3/626, 3/627, 3/628, 3/629, 3/630, 3/631, 3/632, 3/633, 3/634, 3/635, 3/636, 3/637, 3/638, 3/639, 3/640, 3/641, 3/642, 3/643, 3/644, 3/645, 3/646, 3/647, 3/648, 3/649, 3/650, 3/651, 3/652, 3/653, 3/654, 3/655, 3/656, 3/657, 3/658, 3/659, 3/660, 3/661, 3/662, 3/663, 3/664, 3/665, 3/666, 3/667, 3/668, 3/669, 3/670, 3/671, 3/672, 3/673, 3/674, 3/675, 3/676, 3/677, 3/678, 3/679, 3/680, 3/681, 3/682, 3/683, 3/684, 3/685, 3/686, 3/687, 3/688, 3/689, 3/690, 3/691, 3/692, 3/693, 3/694, 3/695, 3/696, 3/697, 3/698, 3/699, 3/700, 3/701, 3/702, 3/703, 3/704, 3/705, 3/706, 3/707, 3/708, 3/709, 3/710, 3/711, 3/712, 3/713, 3/714, 3/715, 3/716, 3/717, 3/718, 3/719, 3/720, 3/721, 3/722, 3/723, 3/724, 3/725, 3/726, 3/727, 3/728, 3/729, 3/730, 3/731, 3/732, 3/733, 3/734, 3/735, 3/736, 3/737, 3/738, 3/739, 3/740, 3/741, 3/742, 3/743, 3/744, 3/745, 3/746, 3/747, 3/748, 3/749, 3/750, 3/751, 3/752, 3/753, 3/754, 3/755, 3/756, 3/757, 3/758, 3/759, 3/760, 3/761, 3/762, 3/763, 3/764, 3/765, 3/766, 3/767, 3/768, 3/769, 3/770, 3/771, 3/772, 3/773, 3/774, 3/775, 3/776, 3/777, 3/778, 3/779, 3/780, 3/781, 3/782, 3/783, 3/784, 3/785, 3/786, 3/787, 3/788, 3/789, 3/790, 3/791, 3/792, 3/793, 3/794, 3/795, 3/796, 3/797, 3/798, 3/799, 3/800, 3/801, 3/802, 3/803, 3/804, 3/805, 3/806, 3/807, 3/808, 3/809, 3/810, 3/811, 3/812, 3/813, 3/814, 3/815, 3/816, 3/817, 3/818, 3/819, 3/820, 3/821, 3/822, 3/823, 3/824, 3/825, 3/826, 3/827, 3/828, 3/829, 3/830, 3/831, 3/832, 3/833, 3/834, 3/835, 3/836, 3/837, 3/838, 3/839, 3/840, 3/841, 3/842, 3/843, 3/844, 3/845, 3/846, 3/847, 3/848, 3/849, 3/850, 3/851, 3/852, 3/853, 3/854, 3/855, 3/856, 3/857, 3/858, 3/859, 3/860, 3/861, 3/862, 3/863, 3/864, 3/865, 3/866, 3/867, 3/868, 3/869, 3/870, 3/871, 3/872, 3/873, 3/874, 3/875, 3/876, 3/877, 3/878, 3/879, 3/880, 3/881, 3/882, 3/883, 3/884, 3/885, 3/886, 3/887, 3/888, 3/889, 3/890, 3/891, 3/892, 3/893, 3/894, 3/895, 3/896, 3/897, 3/898, 3/899, 3/900, 3/901, 3/902, 3/903, 3/904, 3/905, 3/906, 3/907, 3/908, 3/909, 3/910, 3/911, 3/912, 3/913, 3/914, 3/915, 3/916, 3/917, 3/918, 3/919, 3/920, 3/921, 3/922, 3/923, 3/924, 3/925, 3/926, 3/927, 3/928, 3/929, 3/930, 3/931, 3/932, 3/933, 3/934, 3/935, 3/936, 3/937, 3/938, 3/939, 3/940, 3/941, 3/942, 3/943, 3/944, 3/945, 3/946, 3/947, 3/948, 3/949, 3/950, 3/951, 3/952, 3/953, 3/954, 3/955, 3/956, 3/957, 3/958, 3/959, 3/960, 3/961, 3/962, 3/963, 3/964, 3/965, 3/966, 3/967, 3/968, 3/969, 3/970, 3/971, 3/972, 3/973, 3/974, 3/975, 3/976, 3/977, 3/978, 3/979, 3/980, 3/981, 3/982, 3/983, 3/984, 3/985, 3/986, 3/987, 3/988, 3/989, 3/990, 3/991, 3/992, 3/993, 3/994, 3/995, 3/996, 3/997, 3/998, 3/999, 4/000, 4/001, 4/002, 4/003, 4/004, 4/005, 4/006, 4/007, 4/008, 4/009, 4/010, 4/011, 4/012, 4/013, 4/014, 4/015, 4/016, 4/017, 4/018, 4/019, 4/020, 4/021, 4/022, 4/023, 4/024, 4/025, 4/026, 4/027, 4/028, 4/029, 4/030, 4/031, 4/032, 4/033, 4/034, 4/035, 4/036, 4/037, 4/038, 4/039, 4/040, 4/041, 4/042, 4/043, 4/044, 4/045, 4/046, 4/047, 4/048, 4/049, 4/050, 4/051, 4/052, 4/053, 4/054, 4/055, 4/056, 4/057, 4/058, 4/059, 4/060, 4/061, 4/062, 4/063, 4/064, 4/065, 4/066, 4/067, 4/068, 4/069, 4/070, 4/071, 4/072, 4/073, 4/074, 4/075, 4/076, 4/077, 4/078, 4/079, 4/080, 4/081, 4/082, 4/083, 4/084, 4/085, 4/086, 4/087, 4/088, 4/089, 4/090, 4/091, 4/092, 4/093, 4/094, 4/095, 4/096, 4/097, 4/098, 4/099, 4/100, 4/101, 4/102, 4/103, 4/104, 4/105, 4/106, 4/107, 4/108, 4/109, 4/110, 4/111, 4/112, 4/113, 4/114, 4/115, 4/116, 4/117, 4/118, 4/119, 4/120, 4/121, 4/122, 4/123, 4/124, 4/125, 4/126, 4/127, 4/128, 4/129, 4/130, 4/131, 4/132, 4/133, 4/134, 4/135, 4/136, 4/137, 4/138, 4/139, 4/140, 4/141, 4/142, 4/143, 4/144, 4/145, 4/146, 4/147, 4/148, 4/149, 4/150, 4/151, 4/152, 4/153, 4/154, 4/155, 4/156, 4/157, 4/158, 4/159, 4/160, 4/161, 4/162, 4/163, 4/164, 4/165, 4/166, 4/167, 4/168, 4/169, 4/170, 4/171, 4/172, 4/173, 4/174, 4/175, 4/176, 4/177, 4/178, 4/179, 4/180, 4/181, 4/182, 4/183, 4/184, 4/185, 4/186, 4/187, 4/188, 4/189, 4/190, 4/191, 4/192, 4/193, 4/194, 4/195, 4/196, 4/197, 4/198, 4/199, 4/200, 4/201, 4/202, 4/203, 4/204, 4/205, 4/206, 4/207, 4/208, 4/209, 4/210, 4/211, 4/212, 4/213, 4/214, 4/215, 4/216, 4/217, 4/218, 4/219, 4/220, 4/221, 4/222, 4/223, 4/224, 4/225, 4/226, 4/227, 4/228, 4/229, 4/230, 4/231, 4/232, 4/233, 4/234, 4/235, 4/236, 4/237, 4/238, 4/239, 4/240, 4/241, 4/242, 4/243, 4/244, 4/245, 4/246, 4/247, 4/248, 4/249, 4/250, 4/251, 4/252, 4/253, 4/254, 4/255, 4/256, 4/257, 4/258, 4/259, 4/260, 4/261, 4/262, 4/263, 4/264, 4/265, 4/266, 4/267, 4/268, 4/269, 4/270, 4/271, 4/272, 4/273, 4/274, 4/275, 4/276, 4/277, 4/278, 4/279, 4/280, 4/281, 4/282, 4/283, 4/284, 4/285, 4/286, 4/287, 4/288, 4/289, 4/290, 4/291, 4/292, 4/293, 4/294, 4/295, 4/296, 4/297, 4/298, 4/299, 4/300, 4/301, 4/302, 4/303		