

**LAND USE PLANNING AND ZONING COMMITTEE
OF THE
CITY COUNCIL**

January 11, 2012

COMMITTEE AMENDMENT NO. D TO C/S R-11-225 .

AMENDMENT SPONSORED BY COUNCILLOR O'Malley .

On page 109, in the SU-2/DNA-MUL (Mixed Use Light) zone, amend section A.2.b as follows:

"b. School, including uses or activities in a tent, if the uses or activities are listed elsewhere in this subsection, provided:

- 1) The tent may not be erected for more than seven days at a time and may not be erected more than three times a year on a given premises; and
- 2) There is sufficient paved off-street parking available on the premises to meet the parking requirements for all uses on the premises, including the activity in the tent. The Zoning Enforcement Officer shall approve the site plan for the tent, which shall demonstrate adequate parking and vehicle circulation, prior to erection of the tent; and
- 3) There are toilet facilities on the premises available to the users of the tent; and
- 4) The City Fire Marshal or his authorized representative gives prior approval of the tent as meeting the requirements of Chapter 14, Article 2, Fire Code."

Explanation: This amendment has been prepared in response to a request from the Escuela del Sol Montessori/Harwood Art Center, which holds events 2-3 times per year for which they like to erect tents/canopies in their parking lot to provide shade. This language corresponds to the C-1 zone of the Comprehensive City Zoning Code, § 14-16-2-16(A)(14), except it allows for tents to be erected up to three times per year instead of two. Requestor's letter is attached for reference.

From: Friedje vanGils [mailto:friedje@edelsol.org]
Sent: Friday, November 18, 2011 2:09 PM
To: Morris, Petra A.
Cc: Wade Patterson
Subject: canopies / zoning

Hello, Ms. Morris-

Thank you so much for alerting us via Wade Patterson to weigh in on some zoning issues that may effect The Harwood Art Center and Escuela del Sol Montessori. The issue I am talking about addresses the use of tents and/or canopies for special events. We do have occasion, 2 - 3 times / year, to host large events, some of which are for the neighborhood and/or the community at large. For these events the use of large canopies (like those rentable from Garcia's Tents), is necessary either to protect participants from the sun, or to provide a structure for hanging decorations, lights, etc. At our last large function (to celebrate the Harwood's 20th Anniversary) we erected two large canopies in the courtyard between our buildings --- so that they were entirely on our property and not effecting neighborhood sight, sounds, etc. On another occasion (Carnuel Parade) we erected smaller, but still large (maybe 12' x 12') canopies to host this neighborhood event which celebrates the history of Mountain Rd. In this case the canopies provided shade from the hot sun we so often have here in Albuquerque.

I very much hope the folks involved in making zoning decisions can take into consideration the need for temporary tents and/or canopies and the positive contribution public and/or large private events can make. The permits for such covers always include permits and inspections by the Fire Department to ensure safety. I very much appreciate you taking our concerns and requests to the zoning board.

Please let me know if you or anyone else involved needs more information or has questions.

Thank You!

Friedje vanGils
Executive Director

Escuela del Sol Montessori
Harwood Art Center
1114 Seventh St. NW
Albuquerque, NM 7102
505-242-3033
Friedje@eDelSol.org
www.escueladelsol.org
www.harwoodartcenter.org