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July 22, 2014

City of Grand Prairie

Re: Proposed Home2 Suites by Hilton at I-20 and Matthew Road, Grand Prairie TX.

To Whom It May Concern:

We are requesting exceptions to the following UDC provisions:

1. We request an exception from the required building square footage in Table 6D of Article 6. The building square footage is limited by the required Floor Area Ratio(FAR) of 0.5:1 for commercial use. Based on a 0.5 FAR and a site area of 100,188 sq. ft., the building area allowed would be 50,094 sq. ft. The estimated building square footage proposed is plus or minus 72,958 sq. ft.
2. We request an exception from the required building height of 25' noted in Table 6D of Article 6. The proposed building height is 4 stories. The proposed height for the building is 64'-5". The adjacent LaQuinta Inn and Suites building is also 4 stories and has a similar height.
3. We request an exception from requirements for the horizontal offset and the vertical roofline articulation of the primary façade. UDC reference Appendix F-2A.4 and F-2A.5. The requirement for primary facades includes elevations that face parking lots with more than 10 parking spaces. Based on this requirement, all of the proposed elevations would be primary facades. The required offsets for primary facades are a percentage of the height. Based on the proposed height of the building, the required horizontal offsets and vertical extensions would be 8'-4" for all four elevations. We request that there be an exception to use lesser offsets as shown on the proposed plans. In lieu of the required horizontal offsets and vertical extensions, we propose to use different masonry materials as shown on the submitted elevations to provide articulation for the building. Smaller offsets than required are provided as indicated on the proposed elevations and site plan.
4. We request an exception from the required distance between horizontal offsets. UDC reference F-2A.4. The size of the proposed building footprint is small in comparison to large office/ warehouse buildings where this requirement might be more applicable.
5. We request an exception from the required distance between vertical roofline extensions. UDC reference F-2A.5. The size of the proposed building footprint is small in comparison to large office/ warehouse buildings where this requirement might be more applicable.

6. We request an exception from the requirement that a cornice element must extend 18" out from the wall. UDC reference F-2.D.1.ii. For the proposed building, we prefer to have a more modern look.
7. We request an exception from the requirement that a covered walkway or arcade be provided for 50% of the primary facades. UDC reference F-2.D.1.iii. The North façade, which includes the main entrance, faces I-20 and meets the requirement. The East façade has covered area for 17% and the West façade has covered area for 37%. The South façade has no covered walkway or arcade.
8. We request an exception from the requirement for 25% windows for buildings 10,000 sq. ft. and over. UDC reference F-2.D.1.iv. The total linear width of the windows at the proposed East and West elevations exceed 25% of the length of those facades. The North Elevation has total window linear width of 21% and the South has a total window linear width of 8%.
9. We request an exception from the required roof profile component used for an articulated wall plane. UDC Reference F-2.D.2.i. The requirement is for curvilinear, dome or arched formations. The proposed articulation is a cube formation.
10. We request an exception from the requirement that two or more slope planes of at least 5-12 be provided. UDC Reference F-2.D.2.ii. We are proposing to have a flat roofline (parapet) that is more compatible with a modern look.

Sincerely,

A handwritten signature in black ink, appearing to read 'Paresh Patel', with a stylized flourish at the end.

Paresh Patel
Principal