Zoning: **IX-3**  
CAC: **Southeast**  
Drainage Basin: **Crabtree Basin**  
Acreage: **1.69**  
Sq. Ft.: **3,123**  

**Planner:** Justin Rametta  
**Phone:** (919) 996-2665  

**Applicant:** Bern Development  
**Phone:** (919) 815-0067
LOCATION:  This site is located at 4105 Poole Road, on the north side of Poole Road, between Carya Drive and Ajinimoto Drive.

REQUEST:  Development on a 1.69-acre tract zoned IX-3 with an existing 11,338 square foot office building to add a 3,223 square foot expansion.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC:  The lot for this office site acquires sole access from Poole Road, a State-maintained facility and must request relief from the block perimeter maximum length due to the adjacent developed properties and topographic constraints.

A design adjustment has been approved for the elimination of the 5' utility placement easement outside the right-of-way along Poole Road, an NCDOT maintained facility. The C-2 street yard will be damaged by utility companies if allowed to install the utilities adjacent to the street yard.

FINDINGS:  City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan submitted by McKim and Creed.

CONDITIONS OF APPROVAL and NEXT STEPS:

Note:  This document must be applied to the second sheet of all future submittals with the exception of final plats.

PRIOR TO THE ISSUANCE OF ANY SITE PERMITS OR APPROVAL OF CONCURRENT REVIEW PROCESS, WHICHEVER IS APPLICABLE:

ENGINEERING
1. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent/final site review approval.

2. Next Step: A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.

STORMWATER
3. Next Step: In accordance with Part 10A Section 9.4.4 of the Unified Development Ordinance, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City.

GENERAL
4. Next Step: Concurrent Review Plans for public infrastructure and site grading shall be approved by the City of Raleigh, including obtaining stub permits, tree impact permit and a street lighting plan, if applicable.
PRIOR TO ISSUANCE OF BUILDING PERMITS:

GENERAL

1. A Final Plat shall be recorded with the Wake County Register of Deeds office for all Right of Way and/or Easement Dedications, and Tree Save Areas.

ENGINEERING

2. The required ½-126' right-of-way along Poole Road shall be dedicated to the City of Raleigh and shown on the map approved for recordation.

3. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for 1' sidewalk along Poole Road is paid to the City of Raleigh.

4. A surety for incomplete public improvements is required to be paid and agreement approved at 100% of construction costs due to Poole Road being NCDOT-maintained.

PUBLIC UTILITIES

5. A Final Plat must be recorded at the Wake County Register of Deeds office for all necessary Subdivisions / Recombinations, Right-of-Way, Utility / Stormwater Easement Dedications and/or Tree Save Areas

EXPIRATION DATES: The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

3-Year Expiration Date: 2/12/2021

Obtain a valid building permit for the total area of the project, or a phase of the project.

4-Year Completion Date:
Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

I hereby certify this administrative decision.

Signed: (Planning Dir./Designee)  
Staff Coordinator: Justin Rametta  

Date: 2/12/18
Design Adjustment
Staff Response

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495
Litchford Satellite Office | 8320 – 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

Per Section 10.2.18.C of the Unified Development Ordinance, the Development Services Director, or designee, shall consult with the heads of other City Departments regarding the review of the request. The Development Services Director, or designee, shall approve, approve with conditions or deny the request, but must do so within 60 days of the receipt of a completed application. Additional time may be necessary if a municipal or state entity is incorporated in the review process or if a detailed engineering study is submitted in conjunction with the request.

<table>
<thead>
<tr>
<th>PROJECT</th>
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</thead>
<tbody>
<tr>
<td>Project Name: Ajinomoto Office Addition</td>
<td>Date completed Application received: 2/9/2018</td>
<td></td>
</tr>
<tr>
<td>Case Number: SR-06-2018</td>
<td>Transaction Number: 632291</td>
<td></td>
</tr>
</tbody>
</table>

Staff SUPPORTS the Design Adjustment based upon the findings in these applicable code:
- ☑ UDO Art. 8.3 Blocks, Lots, Access
- ☑ UDO Art. 8.5 Existing Streets
- ☐ UDO Art. 8.4 New Streets
- ☐ Raleigh Street Design Manual
- ☐ Other

<table>
<thead>
<tr>
<th>DEPARTMENT</th>
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<tbody>
<tr>
<td>☐ Dev. Services Planner</td>
<td>[Signature]</td>
<td>☐ City Planning</td>
<td>[Signature]</td>
</tr>
<tr>
<td>☑ Development Engineering</td>
<td>Kathryn Board</td>
<td>☑ Transportation</td>
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<td>☐ Engineering Services</td>
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<tr>
<td>☐ Public Utilities</td>
<td>[Signature]</td>
<td>[Signature]</td>
<td>[Signature]</td>
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</table>

Findings:

These design adjustment requests have the support of staff for the following:

1) The block perimeter of this lot zoned IX-3 exceeds the allowable maximum length of 4,000 linear feet. The attached block adjustment application provides a map that does not show the block perimeter and the site location which would not provide a public street connection that would benefit the traveling public. The larger Ajinomoto property is bounded on the west property line with a public street and to the south by Poole Road which is a State-maintained public street. This smaller lot is also topographically constrained along the north and east property frontages.

2) This design adjustment requests a waiver from providing a 5’ general utility placement easement along Poole Road outside the right-of-way to allow the streetyard to be planted without utilities being installed which would compromise the plants’ tree roots. There is a grass strip between the back of the curb and the sidewalk which will provide the area for the utilities to be installed.

Development Services Director or Designee Action: [Signature] Approve ☑ Approval with Conditions ☐ Deny ☐

Authorized Signature: KENNETH M. BUSER, PE, MPA Date: 2/12/2018

*The Development Services Director may authorize a designee to sign in his/her stead. Please print name and title next to signature.

CONDITIONS

Appeal of the decision from the Development Services Director, or his or her designee, shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).
Design Adjustment Application

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495
Litchford Satellite Office | 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

The purpose of this request is to seek a Design Adjustment from the Development Services Director, or designee, for a specific project only and, if granted, may be approved with special conditions and provisions. This application and all further action shall be consistent with Section 10.2.18 in the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sec. 8.3.6, Sec. 8.4.1.E and Sec. 8.5.1.G of the UDO or the Raleigh Street Design Manual.

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<tr>
<th>OWNER</th>
<th></th>
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<tbody>
<tr>
<td><strong>Name</strong></td>
<td>Ajinomoto North America, Inc.</td>
</tr>
<tr>
<td><strong>Address</strong></td>
<td>4020 Ajinomoto Drive</td>
</tr>
<tr>
<td><strong>City</strong></td>
<td>Raleigh</td>
</tr>
<tr>
<td><strong>State</strong></td>
<td>NC</td>
</tr>
<tr>
<td><strong>Zip Code</strong></td>
<td>27610</td>
</tr>
<tr>
<td><strong>Phone</strong></td>
<td>(919) 723-2162</td>
</tr>
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<tr>
<th>APPLICANT</th>
<th></th>
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</thead>
<tbody>
<tr>
<td><strong>Name</strong></td>
<td>Jeromy Keeny, PE, PLS</td>
</tr>
<tr>
<td><strong>Firm</strong></td>
<td>McKim &amp; Creed, Inc</td>
</tr>
<tr>
<td><strong>Address</strong></td>
<td>1750 Varsity Drive, Suite 500</td>
</tr>
<tr>
<td><strong>City</strong></td>
<td>Raleigh</td>
</tr>
<tr>
<td><strong>State</strong></td>
<td>NC</td>
</tr>
<tr>
<td><strong>Zip Code</strong></td>
<td>27605</td>
</tr>
<tr>
<td><strong>Phone</strong></td>
<td>(919) 233-8091</td>
</tr>
</tbody>
</table>

Applicant must be a Licensed Professional (Engineer, Architect, Surveyor, and/or Contractor)

<table>
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<tr>
<th>DESIGN ADJUSTMENT REQUEST</th>
<th>Code Section Referenced: UDO Article 8.3.2 Blocks</th>
</tr>
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<tbody>
<tr>
<td><strong>Justification:</strong> The subject property is zoned IX which requires a max. block perimeter of 4000 feet. The location of the property is in an established industrial/commercial area. The additional properties owned by Ajinomoto North America, Inc. are not included in this site plan. Ajinomoto Drive is an existing right-of-way and is separated by a 60' lot from the subject property. Based on the layout of developed properties, and proximity to Civic Boulevard to the west, a public street would not meet the spacing requirements per the Raleigh Street Design Manual, Table 6.5A, nor would provide a benefit to the adjacent industrial sites. The total block distance is approximately 12,500 feet. A design adjustment is requested based on the following (but not limited to the following) justifications for the City to consider: the existing block meets the intent of this Article; the design adjustment does not contradict the intent and applicability of City plans; the design adjustment does not increase congestion or compromise safety (only proposing a 3100 sf addition to existing building and no significant increase in trips generated); the design adjustment does not create lots without direct street frontage. Additionally, the design adjustment request is reasonable due to the following (but not limited to): existing buildings and operation of the adjacent parcels; site layout of developed parcels; and a design adjustment does not conflict with approved or built roadway construction projects adjacent to or in the vicinity of the site.</td>
<td></td>
</tr>
</tbody>
</table>

*Please include any additional support (Plan sheets, aerials, etc.) along with this application. It is the responsibility of the applicant to provide all pertinent information needed for the consideration of this request.*

By signing this document, I hereby acknowledge the information on this application is, to my knowledge, accurate.

Owner/Owner's Representative Signature: [Signature]
Date: 2/2/18

In Witness Whereof, the parties signed have executed this document on this date.

Notary Signature: [Signature]
Date: [Signature]

PAGE 1 OF 1

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<td>Jeremy Keen, PE, PLS</td>
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Applicant must be a Licensed Professional (Engineer, Architect, Surveyor, and/or Contractor).

**Code Section Referenced:** UDO Article 8.4.6.C Major Streets, Avenue B-Lane, Divided

**Justification:** This design adjustment requests the elimination of the requirement to provide the minimum 5.0' general utility placement easement outside the right-of-way as Poole Road is State-maintained and not necessary along this frontage due to conflicts with the required C2 Streetyard.

*Please include any additional support (Plan sheets, aerials, etc.) along with this application. It is the responsibility of the applicant to provide all pertinent information needed for the consideration of this request.

By signing this document I hereby acknowledge the information on this application is, to my knowledge, accurate.

Owner/Owner’s Representative Signature: [Signature]

In Witness whereof, the parties signed have executed this document on this date.

Notary Signature: [Signature]

Date: 2/3/18

WWW.RALEIGHNC.GOV
### Landscape Requirements

#### Landscaping Plan

- **Trees**
  - [Tree Planting Detail - Large Tree](#)
  - [Shrub Planting Detail](#)

- **Lighting Requirements**
  - [Lighting Requirement](#)

- **Site Plan Submittal**
  - [JMK](#)

---

#### Table: Trees

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<th>Qty</th>
<th>Root</th>
<th>Spacing</th>
<th>Comments</th>
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#### Table: Shrub

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#### Landscaping Plan Details

- **Scale:** 1" = 30'
- **North:**

---

#### McKIM & CREED

**MCKIM CREED**

1730 Varsity Drive, Suite 500
Raleigh, North Carolina 27606
Phone: (919) 233-8091, Fax: (919) 233-8031

---

**AIJOMOTO OFFICE ADDITION**

RALEIGH, NORTH CAROLINA

**LANDSCAPING PLAN**

---

**www.mckimcreed.com**

---

**A RESUBMITAL TO CITY OF RALEIGH**

2017.01.16

---

**DRAWN:**

**PROJ. MGR.:**

**DESIGNED:**

**CHECKED:**

**DATE:**

---

**DRAWING NUMBER:**

**REVISION:**

---

**LANDSCAPE REQUIREMENTS:**

- [Lighting Requirement](#)

---

**NOTICE TO CONTRACTORS**

- [Notice to Contractors](#)
ADDITION TO AJINOMOTO OFFICE BUILDING

ELEVATIONS

1. REAR ELEVATION
2. LEFT SIDE ELEVATION
3. RIGHT SIDE ELEVATION

NEW CONSTRUCTION
EXISTING

 COLUMN TO MATCH EXISTING
 PROVISION RAIN DIVERTER BY MBM TO MATCH OTHERS
 SADDLEVIEW CT
 RALEIGH, NC 27613
 (919) 616-0405
 ANDRON ARCHITECTS AND ASSOCIATES

1/8" = 1'-0"

PROVISION RAIN DIVERTER BY MBM TO MATCH OTHERS
SOLDIER COURSE TO MATCH EXISTING
BRICK VENEER TO MATCH EXISTING
ROOF TO MATCH EXISTING
COLUMN TO MATCH EXISTING
BREAK LOUVER TO MATCH EXISTING

1'-4" 8" 6'-0"

NEW CONSTRUCTION
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