

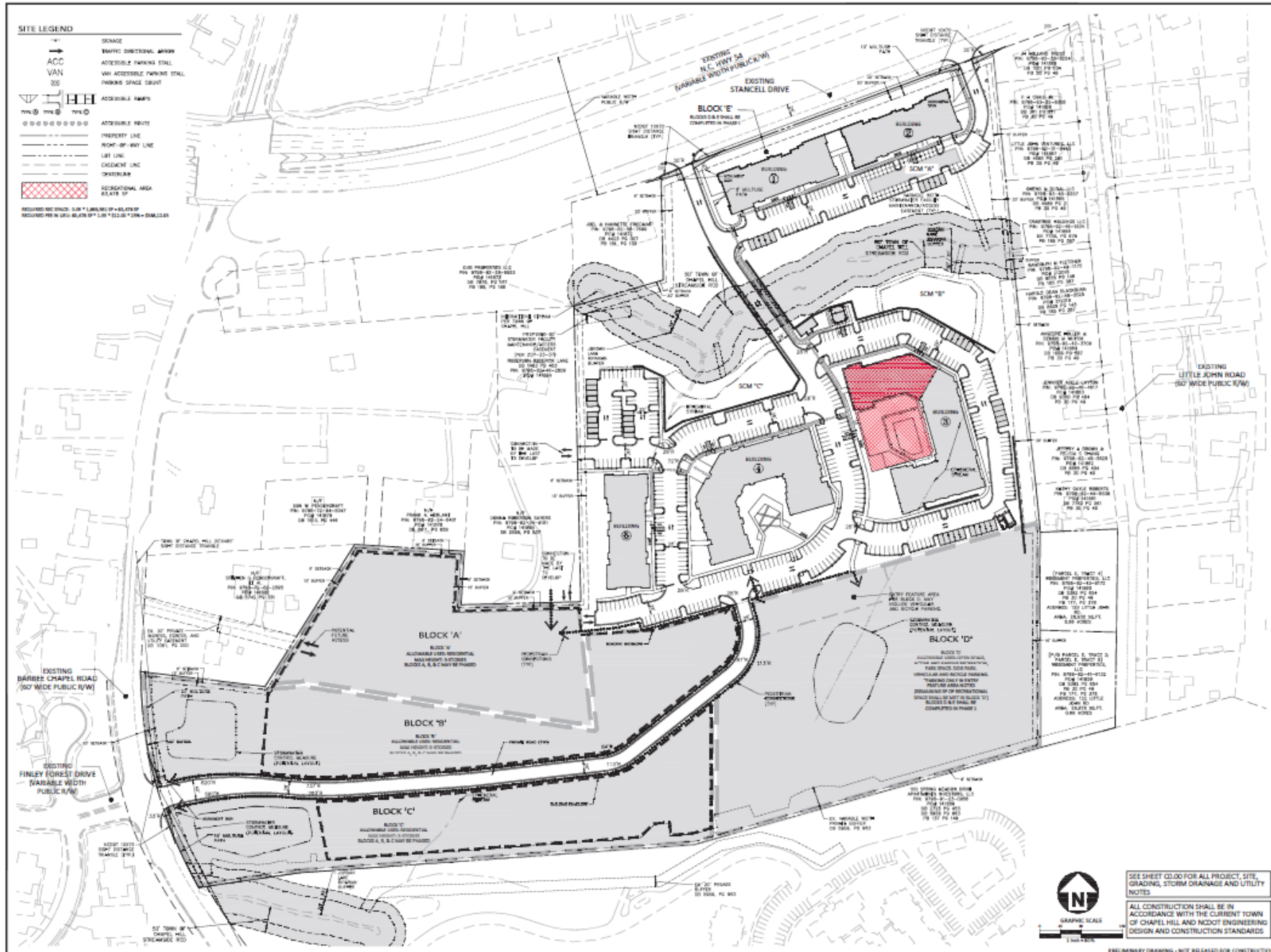
Hillmont
Limited Scope Conditional Zoning Modification
Stipulations 5 & 6 Affordable Housing

Town Council
November 12, 2025

DRAFT



NORTHWOOD RAVIN

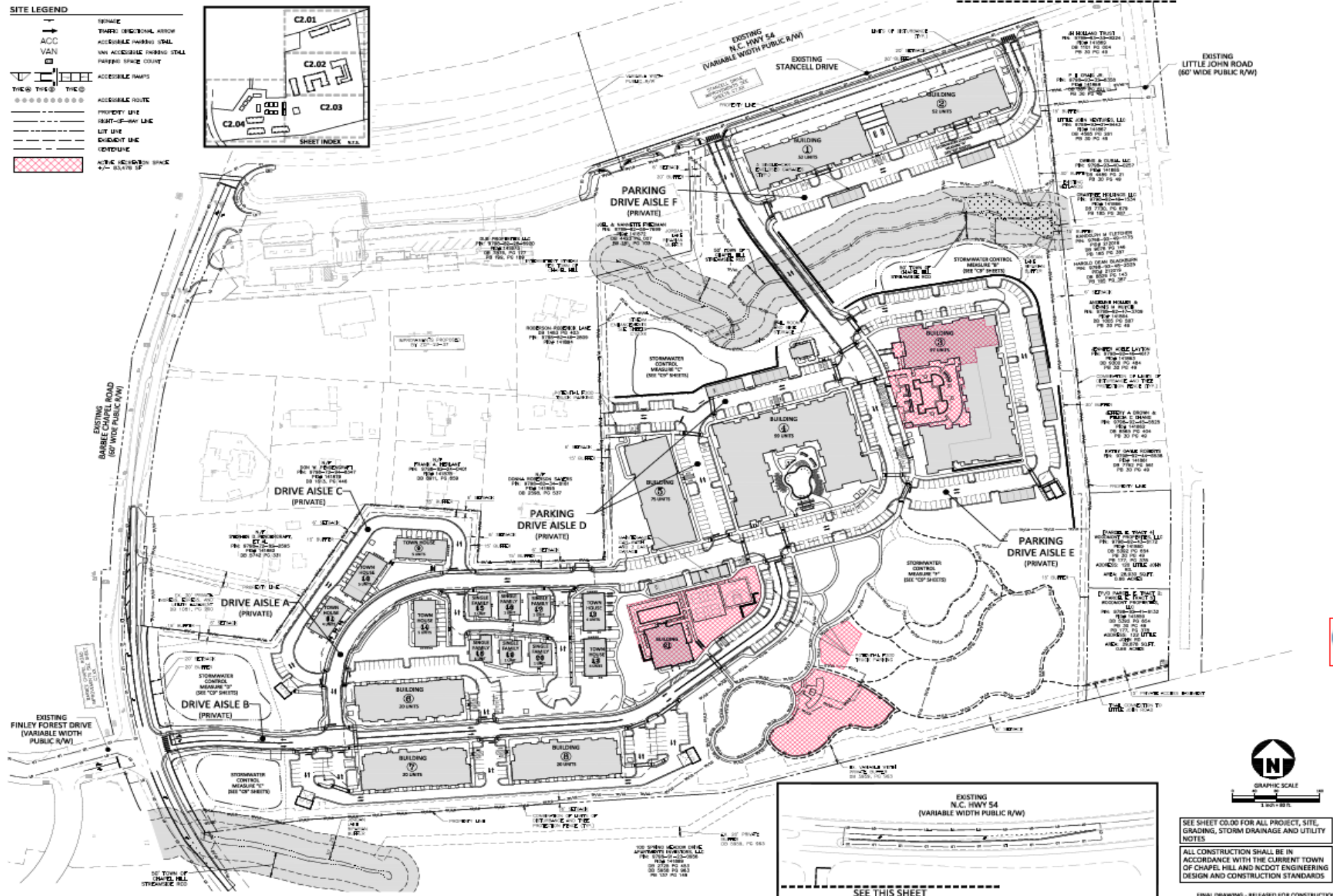
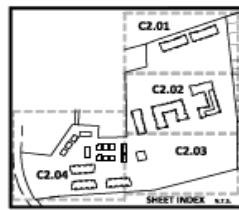


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Hillmont – Approved Conditional Zoning Site Plan



SEE SHEET C2.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF CHAPEL HILL AND NCDOT ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

FINAL DRAWINGS - RELEASED FOR CONSTRUCTION

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Hillmont - Approved ZCP Site Plan

Proposed Modification

Existing Zoning:

Payment: \$1,150,000 to the Town's Affordable Housing Fund

Number of affordable units: 20 units

*All other existing Affordable Housing provisions remain the same.

Number of affordable units: 10% of market rate units - 43
Based on approved ZCP Site Plan for 468 units

Proposed Modification Benefits:

Town: Receives significant payment shortly after modification approval and receives units on the ground.

Hillmont: Helps ensure project can secure traditional bank financing in very challenging financial market.

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