

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

Town Council  
November 12, 2025

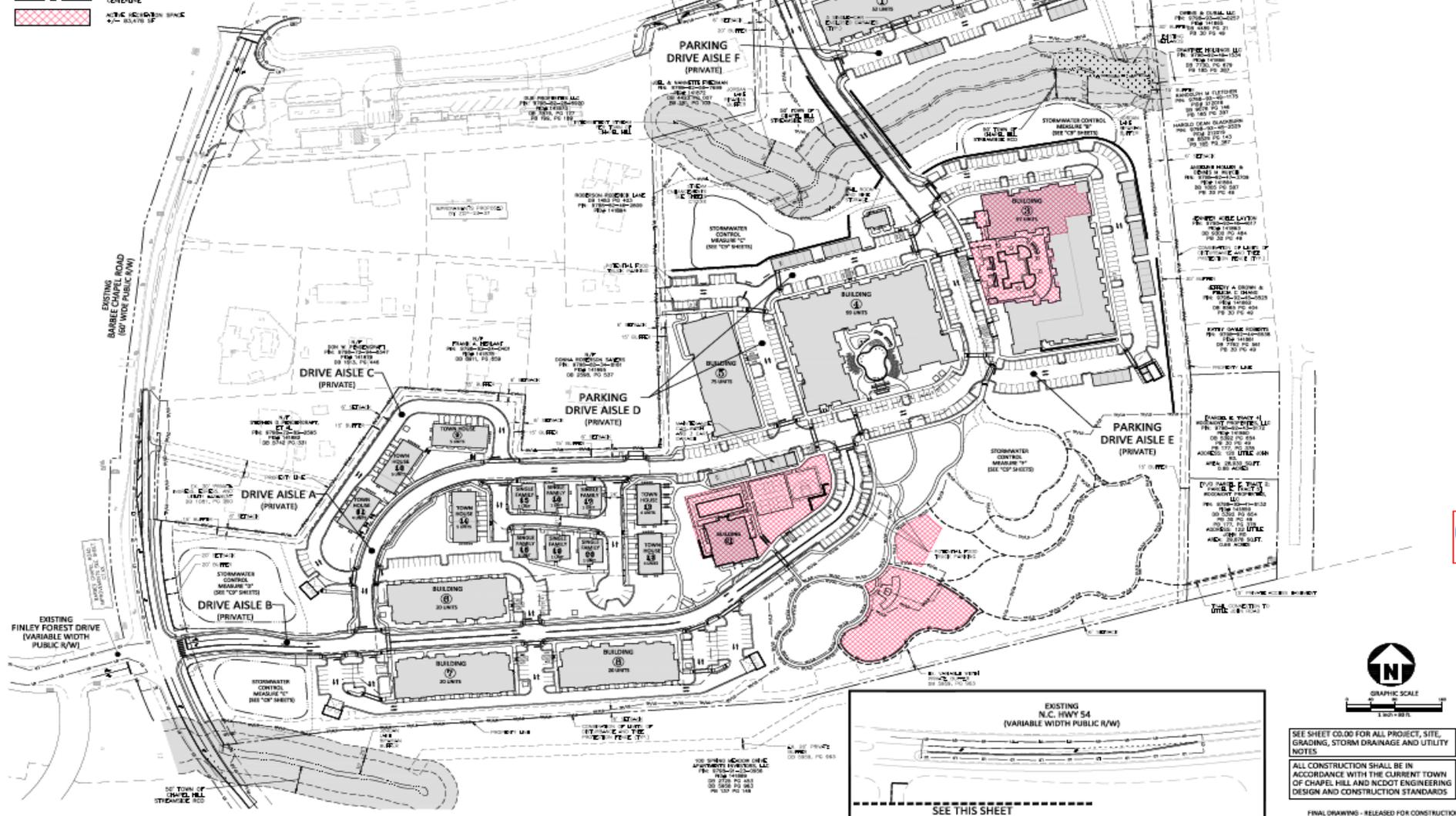
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**SITE LEGEND**

	IMPAVE
	TRAFFIC (ORIGINAL) ARROW
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	PARKING SPACE COUNT
	ACCESSIBLE RAMPS
	ACCESSIBLE ROUTE
	PROPERTY LINE
	HEAVY-DUTY LINE
	LIT LINE
	DRAINAGE LINE
	VENTILATION
	PUBLIC RELIEFION SPACE



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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

# 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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