

# **Hillmont**

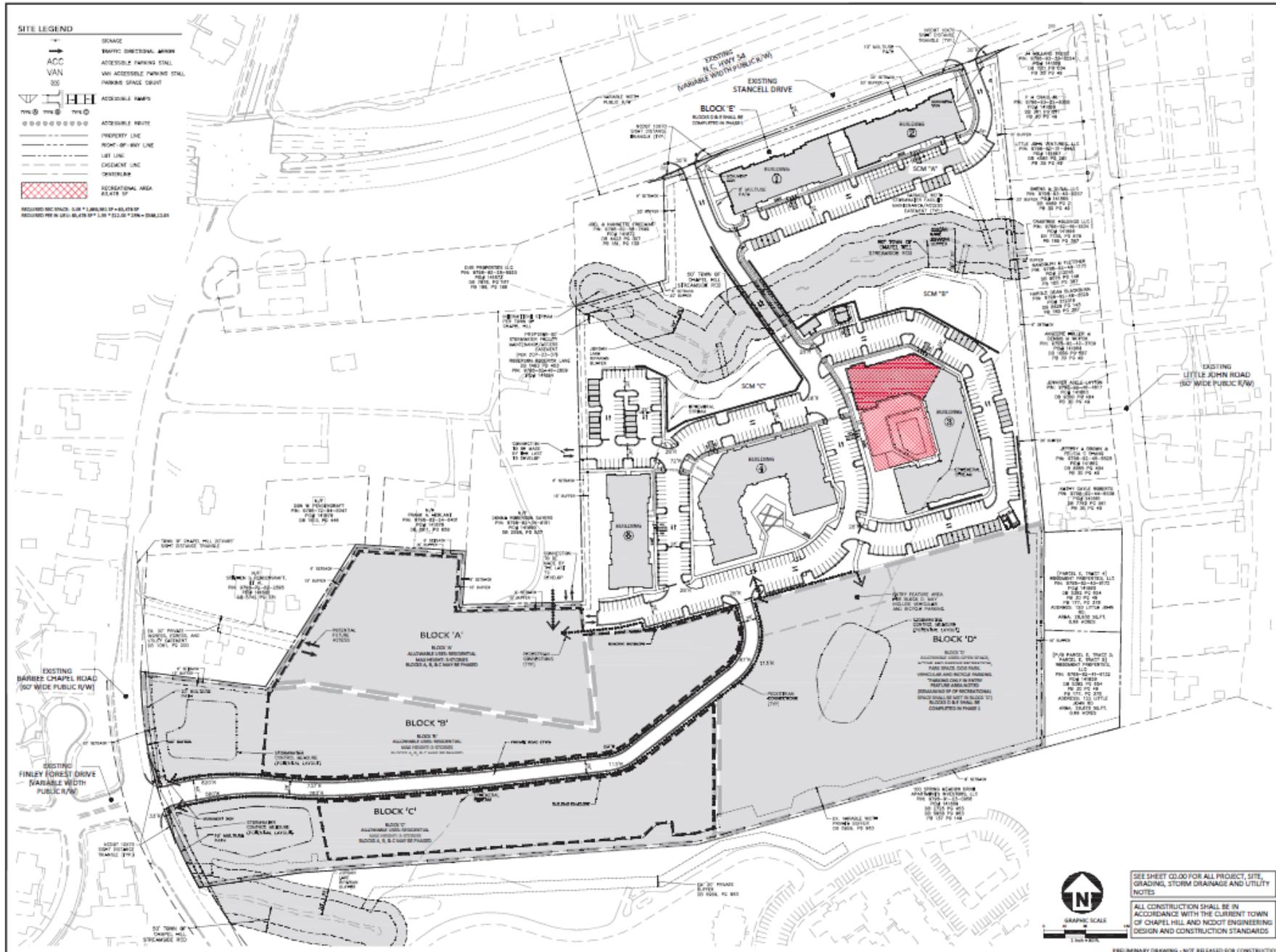
## **Limited Scope Conditional Zoning Modification**

### **Stipulations 5 & 6 Affordable Housing**

Town Council  
November 19, 2025



NORTHWOOD RAVIN

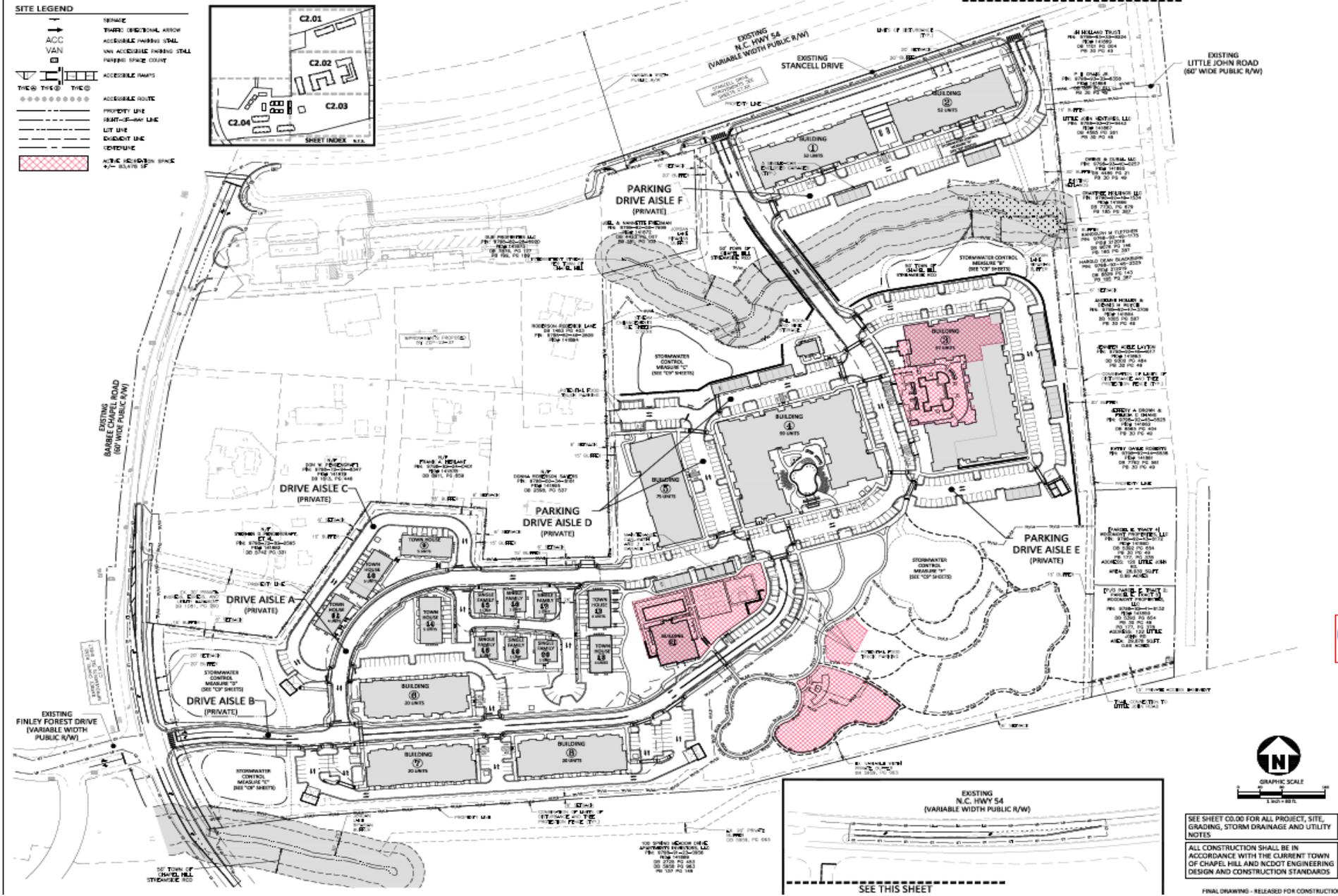


# Hillmont – Approved Conditional Zoning Site Plan



**SITE LEGEND**

- DRIVE
- TRAFFIC DIRECTIONAL ARROW
- ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- ACCESSIBLE ROUTE
- PROPERTY LINE
- HEAT-SEAL LINE
- LOT LINE
- EIGHTH LINE
- VENTILATION
- PUBLIC UTILITY SPACE



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



NORTHWOOD RAVIN

# 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.