

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	PD - Planned Development (Res-High), PD - Planned Development (Retail)	PD - Planned Development (Office)	Collin McKinney Commercial District: Mixed Use Center
Annual Operating Revenues	\$610,193	\$371,969	\$705,771
Annual Operating Expenses	\$365,932	\$154,991	\$361,722
Net Surplus (Deficit)	\$244,261	\$216,978	\$344,049

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$35,424,000	\$0	\$27,864,000
Residential Development Value (per unit)	\$144,000	\$0	\$144,000
Residential Development Value (per acre)	\$4,320,000	\$0	\$3,600,000
Total Nonresidential Development Value	\$12,898,116	\$35,401,212	\$28,320,970
Nonresidential Development Value (per square foot)	\$180	\$180	\$180
Nonresidential Development Value (per acre)	\$2,744,280	\$2,744,280	\$5,488,560

Projected Output			
Total Employment	111	610	378
Total Households	246	0	194

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.7%	0.0%	0.6%
% Retail	2.0%	0.0%	2.0%
% Office	0.0%	3.6%	1.6%
% Industrial	0.0%	0.0%	0.0%

*Includes City and Extraterritorial Jurisdiction

Market Share Analysis (Districtwide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	3.7%	0.0%	2.9%
% Retail	6.7%	0.0%	6.6%
% Office	0.0%	17.3%	7.6%
% Industrial	0.0%	0.0%	0.0%

*ONE McKinney 2040 Comprehensive Plan