

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	PD - Planned Development (Res-High)	RG 18 - General Residence (Multiple Family)	Established Community: Suburban Living
Annual Operating Revenues	\$403,134	\$366,313	\$195,882
Annual Operating Expenses	\$386,010	\$368,864	\$96,058
Net Surplus (Deficit)	\$17,124	(\$2,551)	\$99,824

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$44,784,000	\$42,992,640	\$20,152,800
Residential Development Value (per unit)	\$144,000	\$144,000	\$360,000
Residential Development Value (per acre)	\$3,600,000	\$3,456,000	\$1,620,000
Total Nonresidential Development Value	\$901,692	\$0	\$0
Nonresidential Development Value (per square foot)	\$180	\$0	\$0
Nonresidential Development Value (per acre)	\$72,483	\$0	\$0

Projected Output			
Total Employment	8	0	0
Total Households	311	299	56

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.9%	0.9%	0.2%
% Retail	0.1%	0.0%	0.0%
% Office	0.0%	0.0%	0.0%
% Industrial	0.0%	0.0%	0.0%

*Includes City and Extraterritorial Jurisdiction

Market Share Analysis (Districtwide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.0%	0.0%	0.0%
% Retail	0.0%	0.0%	0.0%
% Office	0.0%	0.0%	0.0%
% Industrial	0.0%	0.0%	0.0%

*ONE McKinney 2040 Comprehensive Plan