

**City of McKinney
Fiscal Impact Model
Dashboard Summary**

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	PD - Planned Development (Retail)	PD - Planned Development (Retail)	Collin McKinney Commercial District: Urban Living
Annual Operating Revenues	\$183,390	\$183,390	\$97,468
Annual Operating Expenses	\$15,326	\$14,253	\$84,649
Net Surplus (Deficit)	\$168,063	\$169,137	\$12,818

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$0	\$0	\$10,710,072
Residential Development Value (per unit)	\$0	\$0	\$144,000
Residential Development Value (per acre)	\$0	\$0	\$2,880,000
Total Nonresidential Development Value	\$7,673,203	\$7,673,203	\$383,660
Nonresidential Development Value (per square foot)	\$180	\$180	\$180
Nonresidential Development Value (per acre)	\$1,960,200	\$1,960,200	\$1,960,200

Projected Output			
Total Employment	66	66	5
Total Households	0	0	74

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.0%	0.0%	0.2%
% Retail	1.2%	1.2%	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%	1.1%
% Retail	4.0%	4.0%	0.1%
% Office	0.0%	0.0%	0.1%
% Industrial	0.0%	0.0%	0.0%

**ONE McKinney 2040 Comprehensive Plan*