

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	PD - Planned Development (Retail)	PD - Planned Development (Res-High)	Town Center District: Historic Town Center - Residential
Annual Operating Revenues	\$49,208	\$25,121	\$38,781
Annual Operating Expenses	\$4,506	\$28,107	\$21,621
Net Surplus (Deficit)	\$44,702	(\$2,986)	\$17,160

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$0	\$2,948,400	\$3,969,000
Residential Development Value (per unit)	\$0	\$144,000	\$315,000
Residential Development Value (per acre)	\$0	\$2,808,000	\$3,780,000
Total Nonresidential Development Value	\$2,058,210	\$0	\$0
Nonresidential Development Value (per square foot)	\$180	\$0	\$0
Nonresidential Development Value (per acre)	\$1,960,200	\$0	\$0

Projected Output			
Total Employment	18	0	0
Total Households	0	20	13

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.0%	0.1%	0.0%
% Retail	0.3%	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%	1.6%	1.0%
% Retail	5.1%	0.0%	0.0%
% Office	0.0%	0.0%	0.0%
% Industrial	0.0%	0.0%	0.0%

*ONE McKinney 2040 Comprehensive Plan