

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

Case: **21-0034Z**

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	C2 - Local Commercial	PD - Planned Development (Retail)	Collin McKinney Commercial District: Urban Living
Annual Operating Revenues	\$224,949	\$224,949	\$119,992
Annual Operating Expenses	\$20,597	\$20,597	\$126,740
Net Surplus (Deficit)	\$204,352	\$204,352	(\$6,748)

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$0	\$0	\$13,132,800
Residential Development Value (per unit)	\$0	\$0	\$144,000
Residential Development Value (per acre)	\$0	\$0	\$2,880,000
Total Nonresidential Development Value	\$9,408,960	\$9,408,960	\$470,448
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	81	81	6
Total Households	0	0	91

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.0%	0.0%	0.3%
% Retail	1.5%	1.5%	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%	1.4%
% Retail	4.9%	4.9%	0.1%
% Office	0.0%	0.0%	0.1%
% Industrial	0.0%	0.0%	0.0%

*ONE McKinney 2040 Comprehensive Plan