

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	PD - Planned Development (Res-Medium)		East Fork District: Suburban Living
Annual Operating Revenues	\$311,005	N/A	\$318,073
Annual Operating Expenses	\$169,459	N/A	\$173,310
Net Surplus (Deficit)	\$141,546	N/A	\$144,763

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$31,996,800	N/A	\$32,724,000
Residential Development Value (per unit)	\$360,000	N/A	\$360,000
Residential Development Value (per acre)	\$1,584,000	N/A	\$1,620,000
Total Nonresidential Development Value	\$0	N/A	\$0
Nonresidential Development Value (per square foot)	\$0	N/A	\$0
Nonresidential Development Value (per acre)	\$0	N/A	\$0

Projected Output			
Total Employment	0	N/A	0
Total Households	89	N/A	91

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.3%	N/A	0.3%
% Retail	0.0%	N/A	0.0%
% Office	0.0%	N/A	0.0%
% Industrial	0.0%	N/A	0.0%

*Includes City and Extraterritorial Jurisdiction

Market Share Analysis (Districtwide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	5.9%	N/A	6.0%
% Retail	0.0%	N/A	0.0%
% Office	0.0%	N/A	0.0%
% Industrial	0.0%	N/A	0.0%

*ONE McKinney 2040 Comprehensive Plan