

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

Case: 20-0066Z

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	PD - Planned Development (Office)	PD - Planned Development (Office)	Collin McKinney Commercial District: Professional Campus
Annual Operating Revenues	\$2,945,602	\$2,043,392	\$2,515,948
Annual Operating Expenses	\$1,827,967	\$718,165	\$1,071,541
Net Surplus (Deficit)	\$1,117,635	\$1,325,227	\$1,444,407

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$114,562,350	\$11,992,320	\$0
Residential Development Value (per unit)	\$153,419	\$144,000	\$0
Residential Development Value (per acre)	\$7,015,453	\$3,456,000	\$0
Total Nonresidential Development Value	\$178,162,578	\$149,798,484	\$241,410,391
Nonresidential Development Value (per square foot)	\$180	\$180	\$180
Nonresidential Development Value (per acre)	\$2,865,778	\$2,551,933	\$3,881,196

Projected Output			
Total Employment	3,005	2,337	4,158
Total Households	747	83	0

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	2.2%	0.2%	0.0%
% Retail	1.2%	4.5%	0.0%
% Office	17.2%	12.3%	24.4%
% Industrial	0.0%	0.0%	0.0%

*Includes City and Extraterritorial Jurisdiction

Market Share Analysis (Districtwide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	11.2%	1.3%	0.0%
% Retail	3.8%	14.6%	0.0%
% Office	83.6%	59.5%	118.1%
% Industrial	0.0%	0.0%	0.0%

*ONE McKinney 2040 Comprehensive Plan