

City of McKinney  
Fiscal Impact Model  
Dashboard Summary

Case: 22-0117Z

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	C3 - Regional Commercial	C - Planned Center	Collin Crossing District: Commercial Center
Annual Operating Revenues	\$1,522,155	\$1,522,155	\$924,165
Annual Operating Expenses	\$139,372	\$139,372	\$84,618
<b>Net Surplus (Deficit)</b>	<b>\$1,382,783</b>	<b>\$1,382,783</b>	<b>\$839,547</b>

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$0	\$0	\$0
Residential Development Value (per unit)	\$0	\$0	\$0
Residential Development Value (per acre)	\$0	\$0	\$0
Total Nonresidential Development Value	\$63,667,296	\$63,667,296	\$38,655,144
Nonresidential Development Value (per square foot)	\$180	\$180	\$180
Nonresidential Development Value (per acre)	\$2,744,280	\$2,744,280	\$1,666,170

Projected Output			
Total Employment	548	548	333
Total Households	0	0	0

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.0%	0.0%	0.0%
% Retail	10.1%	10.1%	6.1%
% 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%	0.0%
% Retail	75.0%	75.0%	45.5%
% Office	0.0%	0.0%	0.0%
% Industrial	0.0%	0.0%	0.0%

\*ONE McKinney 2040 Comprehensive Plan