

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	PD - Planned Development (Res-High)	PD - Planned Development (Retail)	Southgate District: Urban Living
Annual Operating Revenues	\$415,514	\$75,003	\$423,335
Annual Operating Expenses	\$378,597	\$11,834	\$364,105
Net Surplus (Deficit)	\$36,917	\$63,169	\$59,230

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$48,965,760	\$0	\$46,517,472
Residential Development Value (per unit)	\$144,000	\$0	\$144,000
Residential Development Value (per acre)	\$2,880,000	\$0	\$2,880,000
Total Nonresidential Development Value	\$0	\$127,515	\$1,666,366
Nonresidential Development Value (per square foot)	\$0	\$3	\$180
Nonresidential Development Value (per acre)	\$0	\$7,500	\$1,960,200

Projected Output			
Total Employment	0	57	22
Total Households	340	0	323

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	1.0%	0.0%	0.9%
% Retail	0.0%	1.1%	0.1%
% Office	0.0%	0.0%	0.1%
% Industrial	0.0%	0.0%	0.0%

*Includes City and Extraterritorial Jurisdiction

Market Share Analysis (Districtwide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	16.2%	0.0%	15.4%
% Retail	0.0%	13.6%	1.7%
% Office	0.0%	0.0%	0.5%
% Industrial	0.0%	0.0%	0.0%

*ONE McKinney 2040 Comprehensive Plan