

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	PD - Planned Development (Res-Med-High)	C - Planned Center	Town Center District: Suburban Living
Annual Operating Revenues	\$101,568	\$393,661	\$94,477
Annual Operating Expenses	\$56,626	\$36,044	\$51,478
Net Surplus (Deficit)	\$44,942	\$357,616	\$42,999

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$10,395,000	\$0	\$9,720,000
Residential Development Value (per unit)	\$315,000	\$0	\$360,000
Residential Development Value (per acre)	\$0	\$0	\$1,620,000
Total Nonresidential Development Value	\$0	\$16,465,680	\$0
Nonresidential Development Value (per square foot)	\$0	\$180	\$0
Nonresidential Development Value (per acre)	\$0	\$2,744,280	\$0

Projected Output	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Employment	0	142	0
Total Households	33	0	27

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.1%	0.0%	0.1%
% Retail	0.0%	2.6%	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	2.6%	0.0%	2.1%
% Retail	0.0%	40.8%	0.0%
% Office	0.0%	0.0%	0.0%
% Industrial	0.0%	0.0%	0.0%

*ONE McKinney 2040 Comprehensive Plan