

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	PD - Planned Development (Res-High)	PD - Planned Development (Res-High)	Town Center District: Historic Town Center - Residential
Annual Operating Revenues	\$271,885	\$271,885	\$329,770
Annual Operating Expenses	\$263,212	\$263,212	\$141,750
<b>Net Surplus (Deficit)</b>	<b>\$8,673</b>	<b>\$8,673</b>	<b>\$188,020</b>

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$32,040,000	\$32,040,000	\$33,642,000
Residential Development Value (per unit)	\$144,000	\$144,000	\$315,000
Residential Development Value (per acre)	\$3,600,000	\$3,600,000	\$3,780,000
Total Nonresidential Development Value	\$0	\$0	\$0
Nonresidential Development Value (per square foot)	\$0	\$0	\$0
Nonresidential Development Value (per acre)	\$0	\$0	\$0

Projected Output	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Employment	0	0	0
Total Households	223	223	107

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.64%	0.64%	0.31%
% Retail	0.0%	0.0%	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	17.4%	17.4%	8.3%
% Retail	0.0%	0.0%	0.0%
% Office	0.0%	0.0%	0.0%
% Industrial	0.0%	0.0%	0.0%

\*ONE McKinney 2040 Comprehensive Plan