

City of McKinney
Fiscal Impact Model
Dashboard Summary

Case: 21-0155Z

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	C3 - Regional Commercial	PD - Planned Development (Retail)	Collin McKinney Commercial District: Entertainment Center
Annual Operating Revenues	\$1,436,862	\$1,436,862	\$1,086,151
Annual Operating Expenses	\$131,562	\$131,562	\$413,441
Net Surplus (Deficit)	\$1,305,300	\$1,305,300	\$672,711

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$0	\$0	\$15,768,000
Residential Development Value (per unit)	\$0	\$0	\$144,000
Residential Development Value (per acre)	\$0	\$0	\$3,600,000
Total Nonresidential Development Value	\$60,099,732	\$60,099,732	\$68,685,408
Nonresidential Development Value (per square foot)	\$180	\$180	\$180
Nonresidential Development Value (per acre)	\$2,744,280	\$2,744,280	\$3,920,400

Projected Output			
Total Employment	518	518	1,035
Total Households	0	0	110

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.0%	0.0%	0.3%
% Retail	9.5%	9.5%	2.7%
% Office	0.0%	0.0%	5.2%
% 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%	1.6%
% Retail	31.0%	31.0%	8.9%
% Office	0.0%	0.0%	25.2%
% Industrial	0.0%	0.0%	0.0%

*ONE McKinney 2040 Comprehensive Plan