

City of McKinney
Fiscal Impact Model
Dashboard Summary

Case: 21-0116Z

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	C1 - Neighborhood Commercial	PD - Planned Development (Office)	Established Community: Urban Living
Annual Operating Revenues	\$190,504	\$83,724	\$101,618
Annual Operating Expenses	\$17,443	\$34,886	\$107,333
Net Surplus (Deficit)	\$173,061	\$48,838	(\$5,715)

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$0	\$0	\$11,121,840
Residential Development Value (per unit)	\$0	\$0	\$144,000
Residential Development Value (per acre)	\$0	\$0	\$2,880,000
Total Nonresidential Development Value	\$7,968,213	\$7,968,213	\$398,411
Nonresidential Development Value (per square foot)	\$180	\$180	\$180
Nonresidential Development Value (per acre)	\$1,960,200	\$1,960,200	\$1,960,200

Projected Output			
Total Employment	69	137	5
Total Households	0	0	77

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.0%	0.0%	0.2%
% Retail	1.3%	0.0%	0.0%
% Office	0.0%	0.8%	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	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