

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
		PD - Planned Development (Res-Med-High), PD - Planned Development (Res-High), PD - Planned Development (Retail)	PD - Planned Development (Res-High), PD - Planned Development (Res-Med-High), PD - Planned Development (Retail)
Annual Operating Revenues	\$9,038,501	\$7,262,992	\$4,440,422
Annual Operating Expenses	\$3,268,289	\$3,184,081	\$2,419,478
Net Surplus (Deficit)	\$5,770,212	\$4,078,912	\$2,020,944

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$631,617,750	\$503,423,100	\$456,840,000
Residential Development Value (per unit)	\$454,974	\$283,883	\$360,000
Residential Development Value (per acre)	\$2,654,302	\$2,090,627	\$1,620,000
Total Nonresidential Development Value	\$122,724,202	\$101,303,136	\$0
Nonresidential Development Value (per square foot)	\$180	\$180	\$0
Nonresidential Development Value (per acre)	\$2,744,280	\$2,446,936	\$0

Projected Output			
Total Employment	1,057	872	0
Total Households	1,388	1,773	1,269

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	4.0%	5.1%	3.7%
% Retail	19.5%	16.1%	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	13.9%	17.8%	12.7%
% Retail	461.9%	381.3%	0.0%
% Office	0.0%	0.0%	0.0%
% Industrial	0.0%	0.0%	0.0%

*ONE McKinney 2040 Comprehensive Plan