

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	PD - Planned Development (Res-High)	AG - Agricultural	Established Community: Suburban Living
Annual Operating Revenues	\$372,742	\$9,358	\$308,625
Annual Operating Expenses	\$417,043	\$4,484	\$168,162
<b>Net Surplus (Deficit)</b>	<b>(\$44,300)</b>	<b>\$4,874</b>	<b>\$140,463</b>

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$43,747,200	\$970,200	\$31,752,000
Residential Development Value (per unit)	\$144,000	\$495,000	\$360,000
Residential Development Value (per acre)	\$2,232,000	\$49,500	\$1,620,000
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			
Total Employment	0	0	0
Total Households	304	2	88

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.9%	0.0%	0.3%
% 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	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