

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	PD - Planned Development (Res-Low)	RS 60 - Single Family Residence	Town Center District: Historic Town Center - Mix
Annual Operating Revenues	\$18,135	\$12,548	\$40,122
Annual Operating Expenses	\$1,660	\$6,996	\$3,674
Net Surplus (Deficit)	\$16,474	\$5,552	\$36,448

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$0	\$1,284,192	\$0
Residential Development Value (per unit)	\$0	\$315,000	\$0
Residential Development Value (per acre)	\$0	\$1,008,000	\$0
Total Nonresidential Development Value	\$758,520	\$0	\$1,678,182
Nonresidential Development Value (per square foot)	\$180	\$0	\$180
Nonresidential Development Value (per acre)	\$595,385	\$0	\$1,881,792

Projected Output	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Employment	7	0	14
Total Households	0	4	0

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.0%	0.0%	0.0%
% Retail	0.1%	0.0%	0.3%
% 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%	0.3%	0.0%
% Retail	1.9%	0.0%	4.2%
% Office	0.0%	0.0%	0.0%
% Industrial	0.0%	0.0%	0.0%

*ONE McKinney 2040 Comprehensive Plan