

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	PD - Planned Development (Res-Medium)	RS 60 - Single Family Residence	Town Center District: Historic Town Center - Residential
Annual Operating Revenues	\$4,497	\$8,646	\$14,821
Annual Operating Expenses	\$2,474	\$4,871	\$8,350
Net Surplus (Deficit)	\$2,023	\$3,775	\$6,471

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$460,800	\$882,000	\$1,512,000
Residential Development Value (per unit)	\$360,000	\$315,000	\$315,000
Residential Development Value (per acre)	\$1,152,000	\$2,205,000	\$3,780,000
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	1	3	5

Projected Market Analysis			
Market Share Analysis (Communitywide*)	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%

*Includes City and Extraterritorial Jurisdiction

Market Share Analysis (Districtwide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.1%	0.2%	0.4%
% 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