

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
		PD - Planned Development (Res-High), PD - Planned Development (Res-Medium), PD - Planned Development (Retail)	PD - Planned Development (Res-Med-High), AG - Agricultural
Annual Operating Revenues	\$7,514,122	\$454,871	\$10,355,001
Annual Operating Expenses	\$4,304,591	\$229,520	\$6,694,585
Net Surplus (Deficit)	\$3,209,531	\$225,350	\$3,660,416

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$744,092,730	\$46,985,940	\$881,856,000
Residential Development Value (per unit)	\$311,216	\$423,927	\$230,310
Residential Development Value (per acre)	\$1,204,823	\$74,822	\$1,938,358
Total Nonresidential Development Value	\$15,681,600	\$0	\$160,427,669
Nonresidential Development Value (per square foot)	\$180	\$0	\$180
Nonresidential Development Value (per acre)	\$1,568,160	\$0	\$3,058,970

Projected Output			
Total Employment	135	0	2,445
Total Households	2,391	111	3,829

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	6.9%	0.3%	11.0%
% Retail	2.5%	0.0%	5.9%
% Office	0.0%	0.0%	12.5%
% Industrial	0.0%	0.0%	0.0%

*Includes City and Extraterritorial Jurisdiction

Market Share Analysis (Districtwide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	148.2%	6.9%	237.4%
% Retail	18.5%	0.0%	43.5%
% Office	0.0%	0.0%	224.4%
% Industrial	0.0%	0.0%	0.0%

*ONE McKinney 2040 Comprehensive Plan