

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	PD - Planned Development (Res-Med-High), PD - Planned Development (Retail), PD - Planned Development (Res-High), PD - Planned Development (Res-High)	PD - Planned Development (Retail), PD - Planned Development (Res-High)	Collin Crossing District: Mixed Use Center
Annual Operating Revenues	\$783,798	\$1,478,548	\$1,025,078
Annual Operating Expenses	\$401,907	\$467,383	\$479,706
Net Surplus (Deficit)	\$381,891	\$1,011,166	\$545,372

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$48,822,300	\$60,690,375	\$40,608,000
Residential Development Value (per unit)	\$197,765	\$0	\$144,000
Residential Development Value (per acre)	\$3,143,741	\$3,428,835	\$3,600,000
Total Nonresidential Development Value	\$14,113,440	\$38,074,925	\$41,273,971
Nonresidential Development Value (per square foot)	\$180	\$180	\$180
Nonresidential Development Value (per acre)	\$752,717	\$3,136,320	\$5,488,560

Projected Output			
Total Employment	122	328	551
Total Households	247	268	282

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.7%	0.8%	0.8%
% Retail	2.2%	6.0%	2.9%
% Office	0.0%	0.0%	2.3%
% Industrial	0.0%	0.0%	0.0%

*Includes City and Extraterritorial Jurisdiction

Market Share Analysis (Districtwide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	15.3%	16.6%	17.5%
% Retail	16.6%	44.9%	21.9%
% Office	0.0%	0.0%	41.2%
% Industrial	0.0%	0.0%	0.0%

*ONE McKinney 2040 Comprehensive Plan