

**City of McKinney
Fiscal Impact Model
Dashboard Summary**

Case: **21-0139Z**

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	PD - Planned Development (Res-High)	PD - Planned Development (Res-High)	Collin Crossing District: Commercial Center
Annual Operating Revenues	\$436,297	\$373,969	\$505,901
Annual Operating Expenses	\$439,336	\$376,574	\$41,689
Net Surplus (Deficit)	(\$3,039)	(\$2,605)	\$464,212

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$51,206,400	\$43,891,200	\$0
Residential Development Value (per unit)	\$144,000	\$144,000	\$0
Residential Development Value (per acre)	\$4,032,000	\$3,456,000	\$0
Total Nonresidential Development Value	\$0	\$0	\$21,160,359
Nonresidential Development Value (per square foot)	\$0	\$0	\$180
Nonresidential Development Value (per acre)	\$0	\$0	\$1,666,170

Projected Output			
Total Employment	0	0	182
Total Households	356	305	0

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	1.0%	0.9%	0.0%
% Retail	0.0%	0.0%	3.4%
% 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	22.0%	18.9%	0.0%
% Retail	0.0%	0.0%	24.9%
% Office	0.0%	0.0%	0.0%
% Industrial	0.0%	0.0%	0.0%

*ONE McKinney 2040 Comprehensive Plan