

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

Case: **20-0071Z**

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	PD - Planned Development (Retail)	PD - Planned Development (Retail)	Collin McKinney Commercial District: Urban Living
Annual Operating Revenues	\$2,526,466	\$1,944,086	\$559,483
Annual Operating Expenses	\$234,605	\$180,526	\$601,506
Net Surplus (Deficit)	\$2,291,861	\$1,763,560	(\$42,023)

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$0	\$0	\$61,477,920
Residential Development Value (per unit)	\$0	\$0	\$144,000
Residential Development Value (per acre)	\$0	\$0	\$2,880,000
Total Nonresidential Development Value	\$105,709,666	\$81,342,360	\$2,202,285
Nonresidential Development Value (per square foot)	\$180	\$180	\$180
Nonresidential Development Value (per acre)	\$4,704,480	\$3,620,043	\$1,960,200

Projected Output			
Total Employment	910	700	28
Total Households	0	0	427

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.0%	0.0%	1.2%
% Retail	16.8%	12.9%	0.2%
% Office	0.0%	0.0%	0.1%
% 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%	0.0%	6.4%
% Retail	54.5%	41.9%	0.6%
% Office	0.0%	0.0%	0.5%
% Industrial	0.0%	0.0%	0.0%

*ONE McKinney 2040 Comprehensive Plan