

City of McKinney
 Fiscal Impact Model
 Dashboard Summary

Case: 21-0038Z

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	PD - Planned Development (Res-High)		East Fork District: Commercial Center
Annual Operating Revenues	\$1,922,602	\$0	\$2,225,167
Annual Operating Expenses	\$803,093	\$0	\$203,741
Net Surplus (Deficit)	\$1,119,509	\$0	\$2,021,426

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$71,640,000	\$0	\$0
Residential Development Value (per unit)	\$144,000	\$0	\$0
Residential Development Value (per acre)	\$3,600,000	\$0	\$0
Total Nonresidential Development Value	\$54,885,600	\$0	\$93,072,256
Nonresidential Development Value (per square foot)	\$180	\$0	\$180
Nonresidential Development Value (per acre)	\$2,744,280	\$0	\$2,332,638

Projected Output			
Total Employment	473	0	801
Total Households	498	0	0

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	1.4%	0.0%	0.0%
% Retail	8.7%	0.0%	14.8%
% 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	32.8%	0.0%	0.0%
% Retail	117.4%	0.0%	199.1%
% Office	0.0%	0.0%	0.0%
% Industrial	0.0%	0.0%	0.0%

*ONE McKinney 2040 Comprehensive Plan