

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	PD - Planned	PD - Planned	Scenic District:
Annual Operating Revenues	\$37,137,841	\$31,943,063	\$30,151,510
Annual Operating Expenses	\$15,448,969	\$13,860,961	\$14,153,534
<b>Net Surplus (Deficit)</b>	<b>\$21,688,872</b>	<b>\$18,082,102</b>	<b>\$15,997,975</b>

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$3,556,472,400	\$3,290,759,109	\$2,411,796,690
Residential Development Value (per unit)	\$364,766	\$424,888	\$299,602
Residential Development Value (per acre)	\$2,279,790	\$2,124,441	\$1,618,655
Total Nonresidential Development Value	\$174,457,800	\$156,816,000	\$752,669,755
Nonresidential Development Value (per square foot)	\$180	\$180	\$177
Nonresidential Development Value (per acre)	\$1,960,200	\$1,568,160	\$4,933,922

Projected Output			
Total Employment	1,066	1,917	8,604
Total Households	9,750	7,745	8,050

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	28.1%	22.3%	23.2%
% Retail	27.7%	0.0%	11.5%
% Office	0.0%	15.8%	66.5%
% Industrial	0.0%	0.0%	3.6%

\*Includes City and Extraterritorial Jurisdiction

Market Share Analysis (Districtwide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	783.1%	622.1%	646.6%
% Retail	9058.4%	0.0%	3771.9%
% Office	0.0%	21827.8%	91698.5%
% Industrial	0.0%	0.0%	0.0%

\*ONE McKinney 2040 Comprehensive Plan