

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

Case: 20-0104Z

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	C1 - Neighborhood Commercial	PD - Planned Development (Office)	Collin McKinney Commercial District: Entertainment Center
Annual Operating Revenues	\$78,706	\$59,013	\$59,545
Annual Operating Expenses	\$7,309	\$13,338	\$15,531
Net Surplus (Deficit)	\$71,398	\$45,675	\$44,015

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$0	\$0	\$0
Residential Development Value (per unit)	\$0	\$0	\$0
Residential Development Value (per acre)	\$0	\$0	\$0
Total Nonresidential Development Value	\$3,293,136	\$3,745,942	\$4,116,420
Nonresidential Development Value (per square foot)	\$180	\$180	\$180
Nonresidential Development Value (per acre)	\$1,568,160	\$1,783,782	\$1,960,200

Projected Output			
Total Employment	28	52	60
Total Households	0	0	0

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.0%	0.0%	0.0%
% Retail	0.5%	0.2%	0.2%
% Office	0.0%	0.2%	0.3%
% Industrial	0.0%	0.0%	0.0%

*Includes City and Extraterritorial Jurisdiction

Market Share Analysis (Districtwide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.0%	0.0%	0.0%
% Retail	1.7%	0.8%	0.6%
% Office	0.0%	1.1%	1.4%
% Industrial	0.0%	0.0%	0.0%

*ONE McKinney 2040 Comprehensive Plan