

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

Case: **21-0006Z**

<b>Site Analysis</b>			
<b>Annual Operating Summary</b>	<b>Proposed Zoning</b>	<b>Existing Zoning</b>	<b>2040 Plan Placetype</b>
	<b>PD - Planned Development (Res-High)</b>	<b>C1 - Neighborhood Commercial</b>	<b>Established Community: Professional Campus</b>
Annual Operating Revenues	\$212,750	\$239,008	\$264,703
Annual Operating Expenses	\$238,035	\$21,884	\$110,296
<b>Net Surplus (Deficit)</b>	<b>(\$25,285)</b>	<b>\$217,124</b>	<b>\$154,408</b>

<b>Development Value</b>	<b>Proposed Zoning</b>	<b>Existing Zoning</b>	<b>2040 Plan Placetype</b>
Total Residential Development Value	\$24,969,600	\$0	\$0
Residential Development Value (per unit)	\$144,000	\$0	\$0
Residential Development Value (per acre)	\$4,896,000	\$0	\$0
Total Nonresidential Development Value	\$0	\$9,997,020	\$25,192,490
Nonresidential Development Value (per square foot)	\$0	\$180	\$180
Nonresidential Development Value (per acre)	\$0	\$1,960,200	\$4,939,704

<b>Projected Output</b>			
Total Employment	0	86	434
Total Households	173	0	0

<b>Projected Market Analysis</b>			
<b>Market Share Analysis (Communitywide*)</b>	<b>Proposed Zoning</b>	<b>Existing Zoning</b>	<b>2040 Plan Placetype</b>
% Residential	0.5%	0.0%	0.0%
% Retail	0.0%	1.6%	0.0%
% Office	0.0%	0.0%	2.5%
% Industrial	0.0%	0.0%	0.0%

\*Includes City and Extraterritorial Jurisdiction

<b>Market Share Analysis (Districtwide*)</b>	<b>Proposed Zoning</b>	<b>Existing Zoning</b>	<b>2040 Plan Placetype</b>
% Residential	0.0%	0.0%	0.0%
% Retail	0.0%	0.0%	0.0%
% Office	0.0%	0.0%	0.0%
% Industrial	0.0%	0.0%	0.0%

\*ONE McKinney 2040 Comprehensive Plan