

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

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	PD - Planned Development (Res-Med-High)	PD - Planned Development (Res-Medium)	East Fork District: Suburban Living
Annual Operating Revenues	\$428,079	\$336,348	\$458,656
Annual Operating Expenses	\$211,965	\$154,878	\$203,842
Net Surplus (Deficit)	\$216,114	\$181,470	\$254,814

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$43,863,120	\$34,463,880	\$46,996,200
Residential Development Value (per unit)	\$360,000	\$0	\$360,000
Residential Development Value (per acre)	\$1,512,000	\$1,188,000	\$1,620,000
Total Nonresidential Development Value	\$0	\$0	\$0
Nonresidential Development Value (per square foot)	\$0	\$0	\$0
Nonresidential Development Value (per acre)	\$0	\$0	\$0

Projected Output			
Total Employment	0	0	0
Total Households	122	96	131

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.4%	0.3%	0.4%
% Retail	0.0%	0.0%	0.0%
% 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	8.0%	6.3%	8.6%
% 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*