

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

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	LI - Light Industrial	AG - Agricultural	Business & Aviation District: Aviation
Annual Operating Revenues	\$231,538	\$9,504	\$148,184
Annual Operating Expenses	\$27,566	\$3,844	\$15,101
Net Surplus (Deficit)	\$203,971	\$5,660	\$133,083

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$0	\$980,100	\$0
Residential Development Value (per unit)	\$0	\$0	\$0
Residential Development Value (per acre)	\$0	\$49,500	\$0
Total Nonresidential Development Value	\$23,287,176	\$0	\$14,903,793
Nonresidential Development Value (per square foot)	\$108	\$0	\$108
Nonresidential Development Value (per acre)	\$1,176,120	\$0	\$752,717

Projected Output			
Total Employment	167	0	107
Total Households	0	2	0

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.0%	0.0%	0.0%
% Retail	0.0%	0.0%	0.0%
% Office	0.0%	0.0%	0.0%
% Industrial	3.9%	0.0%	2.5%

**Includes City and Extraterritorial Jurisdiction*

Market Share Analysis (Districtwide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.0%	0.0%	0.0%
% Retail	0.0%	0.0%	0.0%
% Office	0.0%	0.0%	0.0%
% Industrial	9.9%	0.0%	6.4%

**ONE McKinney 2040 Comprehensive Plan*