

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
		PD - Planned Development (Res-Med-High)	n/a
Annual Operating Revenues	\$1,294,839	n/a	\$946,707
Annual Operating Expenses	\$721,897	n/a	\$515,838
Net Surplus (Deficit)	\$572,942	n/a	\$430,870

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$132,520,500	n/a	\$97,399,260
Residential Development Value (per unit)	\$315,000	n/a	\$360,000
Residential Development Value (per acre)	\$2,205,000	n/a	\$1,620,000
Total Nonresidential Development Value	\$0	n/a	\$0
Nonresidential Development Value (per square foot)	\$0	n/a	\$0
Nonresidential Development Value (per acre)	\$0	n/a	\$0

Projected Output			
Total Employment	0	n/a	0
Total Households	421	n/a	271

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	1.2%	n/a	0.8%
% Retail	0.0%	n/a	0.0%
% Office	0.0%	n/a	0.0%
% Industrial	0.0%	n/a	0.0%

*Includes City and Extraterritorial Jurisdiction

Market Share Analysis (Districtwide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	13.9%	n/a	9.0%
% Retail	0.0%	n/a	0.0%
% Office	0.0%	n/a	0.0%
% Industrial	0.0%	n/a	0.0%

*ONE McKinney 2040 Comprehensive Plan