

City of McKinney  
Fiscal Impact Model  
Dashboard Summary

Case: 22-0145Z

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	PD - Planned Development (Res-High)	PD - Planned Development (Res-High)	Established Community: Professional Campus
Annual Operating Revenues	\$208,579	\$147,232	\$259,513
Annual Operating Expenses	\$233,368	\$164,730	\$108,133
<b>Net Surplus (Deficit)</b>	<b>(\$24,789)</b>	<b>(\$17,498)</b>	<b>\$151,380</b>

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$24,480,000	\$17,280,000	\$0
Residential Development Value (per unit)	\$144,000	\$144,000	\$0
Residential Development Value (per acre)	\$4,896,000	\$3,456,000	\$0
Total Nonresidential Development Value	\$0	\$0	\$24,698,520
Nonresidential Development Value (per square foot)	\$0	\$0	\$180
Nonresidential Development Value (per acre)	\$0	\$0	\$4,939,704

Projected Output	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Employment	0	0	425
Total Households	170	120	0

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.5%	0.3%	0.0%
% Retail	0.0%	0.0%	0.0%
% Office	0.0%	0.0%	2.5%
% 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	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