

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
		PD - Planned Development (Res-High), PD - Planned Development (Res-Medium), PD - Planned Development (Retail)	SF5 - Single Family Residential, PD - Planned Development (Res-Med-High)
Annual Operating Revenues	\$7,755,269	\$6,087,428	\$7,258,988
Annual Operating Expenses	\$4,207,755	\$3,343,845	\$3,955,246
Net Surplus (Deficit)	\$3,547,514	\$2,743,583	\$3,303,742

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$781,596,000	\$598,098,330	\$746,820,000
Residential Development Value (per unit)	\$362,051	\$328,219	\$360,000
Residential Development Value (per acre)	\$1,721,956	\$1,336,622	\$1,620,000
Total Nonresidential Development Value	\$13,917,420	\$26,658,720	\$0
Nonresidential Development Value (per square foot)	\$180	\$180	\$0
Nonresidential Development Value (per acre)	\$1,960,200	\$3,136,320	\$0

Projected Output			
Total Employment	120	459	0
Total Households	2,159	1,822	2,075

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	6.2%	5.3%	6.0%
% Retail	2.2%	0.0%	0.0%
% Office	0.0%	2.7%	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	21.6%	18.2%	20.8%
% Retail	52.4%	0.0%	0.0%
% Office	0.0%	471.7%	0.0%
% Industrial	0.0%	0.0%	0.0%

*ONE McKinney 2040 Comprehensive Plan