

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	PD - Planned Development (Res-High)	PD - Planned Development (Office)	Town Center District: Historic Town Center Residential
Annual Operating Revenues	\$271,885	\$363,635	\$329,770
Annual Operating Expenses	\$263,212	\$122,420	\$141,750
Net Surplus (Deficit)	\$8,673	\$241,215	\$188,020

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$32,040,000	\$0	\$33,642,000
Residential Development Value (per unit)	\$144,000	\$0	\$315,000
Residential Development Value (per acre)	\$3,600,000	\$0	\$3,780,000
Total Nonresidential Development Value	\$0	\$34,891,560	\$0
Nonresidential Development Value (per square foot)	\$0	\$180	\$0
Nonresidential Development Value (per acre)	\$0	\$3,920,400	\$0

Projected Output			
Total Employment	0	601	0
Total Households	223	0	107

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.64%	0.00%	0.31%
% Retail	0.0%	0.0%	0.0%
% Office	0.0%	3.5%	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	17.4%	0.0%	8.3%
% Retail	0.0%	0.0%	0.0%
% Office	0.0%	95.6%	0.0%
% Industrial	0.0%	0.0%	0.0%

*ONE McKinney 2040 Comprehensive Plan