

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	PD - Planned Development (Res-High), PD - Planned	PD - Planned Development (Retail)	Collin McKinney Commercial District: Urban Living
Annual Operating Revenues	\$771,197	\$1,377,812	\$524,963
Annual Operating Expenses	\$240,413	\$126,155	\$554,487
Net Surplus (Deficit)	\$530,783	\$1,251,657	(\$29,524)

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$37,296,000	\$0	\$57,456,000
Residential Development Value (per unit)	\$315,000	\$0	\$144,000
Residential Development Value (per acre)	\$2,520,000	\$0	\$2,880,000
Total Nonresidential Development Value	\$17,014,536	\$57,629,880	\$2,058,210
Nonresidential Development Value (per square foot)	\$180	\$180	\$180
Nonresidential Development Value (per acre)	\$2,744,280	\$2,744,280	\$1,960,200

Projected Output			
Total Employment	147	496	27
Total Households	118	0	399

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.3%	0.0%	1.2%
% Retail	2.7%	9.1%	0.2%
% Office	0.0%	0.0%	0.1%
% Industrial	0.0%	0.0%	0.0%

*Includes City and Extraterritorial Jurisdiction

Market Share Analysis (Districtwide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	1.8%	0.0%	6.0%
% Retail	8.8%	29.7%	0.5%
% Office	0.0%	0.0%	0.5%
% Industrial	0.0%	0.0%	0.0%

*ONE McKinney 2040 Comprehensive Plan