

**City of McKinney
Fiscal Impact Model
Dashboard Summary**

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	PD - Planned Development (Industrial)	LI - Light Industrial	East Fork District: Employment Mix
Annual Operating Revenues	\$70,270	\$175,676	\$105,406
Annual Operating Expenses	\$8,366	\$21,144	\$10,742
Net Surplus (Deficit)	\$61,904	\$154,532	\$94,664

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$0	\$0	\$0
Residential Development Value (per unit)	\$0	\$0	\$0
Residential Development Value (per acre)	\$0	\$0	\$0
Total Nonresidential Development Value	\$7,067,540	\$17,668,851	\$10,601,310
Nonresidential Development Value (per square foot)	\$108	\$108	\$108
Nonresidential Development Value (per acre)	\$470,448	\$1,176,120	\$705,672

Projected Output			
Total Employment	51	127	76
Total Households	0	0	0

Projected Market Analysis			
Market Share Analysis (Communitywide*)	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	1.2%	3.0%	1.8%

**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	7.3%	18.2%	10.9%

**ONE McKinney 2040 Comprehensive Plan*