

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	PD - Planned Development (Res-High)	PD - Planned Development (Retail)	Town Center District: Historic Town Center - Residential
Annual Operating Revenues	\$149,686	\$285,873	\$446,899
Annual Operating Expenses	\$167,476	\$26,175	\$249,155
Net Surplus (Deficit)	(\$17,790)	\$259,698	\$197,745

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$17,568,000	\$0	\$45,738,000
Residential Development Value (per unit)	\$144,000	\$0	\$315,000
Residential Development Value (per acre)	\$2,880,000	\$0	\$3,780,000
Total Nonresidential Development Value	\$0	\$11,957,220	\$0
Nonresidential Development Value (per square foot)	\$0	\$180	\$0
Nonresidential Development Value (per acre)	\$0	\$1,960,200	\$0

Projected Output			
Total Employment	0	103	0
Total Households	122	0	145

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.4%	0.0%	0.4%
% Retail	0.0%	1.9%	0.0%
% Office	0.0%	0.0%	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	9.5%	0.0%	11.3%
% Retail	0.0%	29.7%	0.0%
% Office	0.0%	0.0%	0.0%
% Industrial	0.0%	0.0%	0.0%

*ONE McKinney 2040 Comprehensive Plan