

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	PD - Planned Development (Res-Med-High)	PD - Planned Development (Retail)	Collin McKinney Commercial District: Urban Living
Annual Operating Revenues	\$332,404	\$708,589	\$269,981
Annual Operating Expenses	\$185,322	\$64,880	\$285,165
Net Surplus (Deficit)	\$147,083	\$643,709	(\$15,184)

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$34,020,000	\$0	\$29,548,800
Residential Development Value (per unit)	\$315,000	\$0	\$144,000
Residential Development Value (per acre)	\$3,150,000	\$0	\$2,880,000
Total Nonresidential Development Value	\$0	\$29,638,224	\$1,058,508
Nonresidential Development Value (per square foot)	\$0	\$180	\$180
Nonresidential Development Value (per acre)	\$0	\$2,744,280	\$1,960,200

Projected Output			
Total Employment	0	255	14
Total Households	108	0	205

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.3%	0.0%	0.6%
% Retail	0.0%	4.7%	0.1%
% 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	1.6%	0.0%	3.1%
% Retail	0.0%	15.3%	0.3%
% Office	0.0%	0.0%	0.3%
% Industrial	0.0%	0.0%	0.0%

*ONE McKinney 2040 Comprehensive Plan