

City of McKinney
Fiscal Impact Model
Dashboard Summary: 2019-0067ZONE

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	PD - Planned Development (Res-Medium)	SF5 - Single Family Residential, TH - Townhome Residential	Collin McKinney Commercial District: Urban Living
Annual Operating Revenues	\$245,994	\$367,078	\$544,793
Annual Operating Expenses	\$108,271	\$141,415	\$420,573
Net Surplus (Deficit)	\$137,723	\$225,663	\$124,220

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$25,205,760	\$37,679,760	\$59,863,680
Residential Development Value (per unit)	\$360,000	\$0	\$144,000
Residential Development Value (per acre)	\$1,152,000	\$1,883,988	\$2,880,000
Total Nonresidential Development Value	\$0	\$0	\$2,144,459
Nonresidential Development Value (per square foot)	\$0	\$0	\$180
Nonresidential Development Value (per acre)	\$0	\$0	\$1,960,200

Projected Output			
Total Employment	0	0	28
Total Households	70	95	416

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

*Includes City and Extraterritorial Jurisdiction

Market Share Analysis (District*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	1.1%	1.4%	6.2%
% Retail	0.0%	0.0%	0.6%
% Office	0.0%	0.0%	0.5%
% Industrial	0.0%	0.0%	0.0%

*ONE McKinney 2040 Comprehensive Plan Preferred Scenario District