

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	PD - Planned Development (Res-Medium)	PD - Planned Development (Retail)	Southgate District: Urban Living
Annual Operating Revenues	\$701,801	\$701,801	\$1,170,259
Annual Operating Expenses	\$386,111	\$386,111	\$1,258,157
Net Surplus (Deficit)	\$315,690	\$315,690	(\$87,898)

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$71,910,000	\$71,910,000	\$128,592,000
Residential Development Value (per unit)	\$360,000	\$360,000	\$144,000
Residential Development Value (per acre)	\$1,530,000	\$1,530,000	\$2,880,000
Total Nonresidential Development Value	\$0	\$0	\$4,606,470
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	60
Total Households	200	200	893

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.6%	0.6%	2.6%
% Retail	0.0%	0.0%	0.4%
% Office	0.0%	0.0%	0.2%
% Industrial	0.0%	0.0%	0.0%

*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	0.0%	0.0%	0.0%

*ONE McKinney 2040 Comprehensive Plan