

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	PD - Planned Development (Res-	PD - Planned Development (Res-	Collin McKinney Commercial District:
Annual Operating Revenues	\$627,860	\$627,860	\$786,830
Annual Operating Expenses	\$318,370	\$318,370	\$723,922
Net Surplus (Deficit)	\$309,489	\$309,489	\$62,908

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$64,052,100	\$64,052,100	\$92,723,040
Residential Development Value (per unit)	\$315,000	\$315,000	\$144,000
Residential Development Value (per acre)	\$1,890,000	\$1,890,000	\$2,880,000
Total Nonresidential Development Value	\$0	\$0	\$0
Nonresidential Development Value (per square foot)	\$0	\$0	\$0
Nonresidential Development Value (per acre)	\$0	\$0	\$0

Projected Output			
Total Employment	0	0	0
Total Households	203	203	644

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.59%	0.59%	1.86%
% Retail	0.0%	0.0%	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	3.1%	3.1%	9.7%
% 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