

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	PD - Planned Development (Res-High)	C2 - Local Commercial	Established Community: Urban Living
Annual Operating Revenues	\$340,106	\$1,417,178	\$314,978
Annual Operating Expenses	\$380,527	\$129,760	\$332,692
Net Surplus (Deficit)	(\$40,421)	\$1,287,419	(\$17,714)

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$39,916,800	\$0	\$34,473,600
Residential Development Value (per unit)	\$144,000	\$0	\$144,000
Residential Development Value (per acre)	\$3,168,000	\$0	\$2,880,000
Total Nonresidential Development Value	\$0	\$59,276,448	\$1,234,926
Nonresidential Development Value (per square foot)	\$0	\$180	\$180
Nonresidential Development Value (per acre)	\$0	\$4,704,480	\$1,960,200

Projected Output			
Total Employment	0	510	16
Total Households	277	0	239

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.8%	0.0%	0.7%
% Retail	0.0%	9.4%	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	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