

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
		PD - Planned Development (Res-High), PD - Planned Development (Retail)	PD - Planned Development (Retail), RG 18 - General Residence (Multiple Family), C - Planned Center
Annual Operating Revenues	\$903,843	\$1,042,415	\$1,074,384
Annual Operating Expenses	\$429,646	\$374,350	\$447,671
Net Surplus (Deficit)	\$474,197	\$668,065	\$626,713

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$39,631,334	\$31,864,320	\$0
Residential Development Value (per unit)	\$144,000	\$144,000	\$0
Residential Development Value (per acre)	\$3,024,000	\$3,456,000	\$0
Total Nonresidential Development Value	\$23,681,215	\$32,245,290	\$102,251,873
Nonresidential Development Value (per square foot)	\$180	\$180	\$180
Nonresidential Development Value (per acre)	\$2,744,280	\$2,529,042	\$4,939,704

Projected Output			
Total Employment	204	278	1,761
Total Households	275	221	0

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.8%	0.6%	0.0%
% Retail	3.8%	5.1%	0.0%
% Office	0.0%	0.0%	10.3%
% Industrial	0.0%	0.0%	0.0%

*Includes City and Extraterritorial Jurisdiction

Market Share Analysis (Districtwide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	9.1%	7.3%	0.0%
% Retail	234.5%	319.3%	0.0%
% Office	0.0%	0.0%	143.9%
% Industrial	0.0%	0.0%	0.0%

*ONE McKinney 2040 Comprehensive Plan