

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	PD - Planned Development (Res-Medium)	O1 Office	Medical District: Suburban Living
Annual Operating Revenues	\$111,898	\$84,723	\$63,941
Annual Operating Expenses	\$51,455	\$24,054	\$28,238
Net Surplus (Deficit)	\$60,442	\$60,669	\$35,703

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$12,037,291	\$0	\$6,925,253
Residential Development Value (per unit)	\$364,766	\$0	\$424,888
Residential Development Value (per acre)	\$3,323,382	\$0	\$1,911,997
Total Nonresidential Development Value	\$0	\$8,519,813	\$0
Nonresidential Development Value (per square foot)	\$0	\$180	\$0
Nonresidential Development Value (per acre)	\$0	\$2,352,240	\$0

Projected Output			
Total Employment	0	104	0
Total Households	33	0	16

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.1%	0.0%	0.0%
% Retail	0.0%	0.0%	0.0%
% Office	0.0%	0.9%	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	1.1%	0.0%	0.5%
% Retail	0.0%	0.0%	0.0%
% Office	0.0%	12.0%	0.0%
% Industrial	0.0%	0.0%	0.0%

*ONE McKinney 2040 Comprehensive Plan