

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	PD - Planned Development (Res-High)	PD - Planned Development (Retail)	Collin McKinney Commercial District: Urban Living
Annual Operating Revenues	\$310,414	\$515,508	\$313,445
Annual Operating Expenses	\$347,307	\$47,201	\$333,481
Net Surplus (Deficit)	(\$36,893)	\$468,307	(\$20,036)

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$36,432,000	\$0	\$34,610,400
Residential Development Value (per unit)	\$144,000	\$0	\$144,000
Residential Development Value (per acre)	\$3,312,000	\$0	\$3,312,000
Total Nonresidential Development Value	\$0	\$21,562,200	\$1,078,110
Nonresidential Development Value (per square foot)	\$0	\$180	\$180
Nonresidential Development Value (per acre)	\$0	\$1,960,200	\$1,960,200

Projected Output			
Total Employment	0	186	14
Total Households	253	0	240

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.7%	0.0%	0.7%
% Retail	0.0%	3.4%	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	3.8%	0.0%	3.6%
% Retail	0.0%	11.1%	0.3%
% Office	0.0%	0.0%	0.3%
% Industrial	0.0%	0.0%	0.0%

*ONE McKinney 2040 Comprehensive Plan