

City of McKinney
Fiscal Impact Model
Dashboard Summary

Case: 23-0093Z

| Site Analysis | | | |
|------------------------------|---|--|---|
| Annual Operating Summary | Proposed Zoning | Existing Zoning | 2040 Plan Placetype |
| | PD - Planned Development (Res-High), PD - Planned Development (Res-Med-High), PD - Planned Development (Res-Medium), PD - Planned | PD - Planned Development (Res-Med-High), PD - Planned Development (Retail) | Northridge District: Suburban Living, Commercial Center, Mixed Use Center |
| Annual Operating Revenues | \$22,995,638 | \$15,896,135 | \$15,398,692 |
| Annual Operating Expenses | \$8,627,877 | \$6,078,678 | \$6,499,333 |
| Net Surplus (Deficit) | \$14,367,761 | \$9,817,457 | \$8,899,358 |

| Development Value | Proposed Zoning | Existing Zoning | 2040 Plan Placetype |
|--|-----------------|-----------------|---------------------|
| Total Residential Development Value | \$1,330,501,393 | \$1,426,479,325 | \$1,470,117,722 |
| Residential Development Value (per unit) | \$232,110 | \$401,486 | \$391,249 |
| Residential Development Value (per acre) | \$2,989,891 | \$2,014,801 | \$1,952,348 |
| Total Nonresidential Development Value | \$480,249,000 | \$115,259,760 | \$105,066,720 |
| Nonresidential Development Value (per square foot) | \$180 | \$180 | \$180 |
| Nonresidential Development Value (per acre) | \$2,744,280 | \$2,744,280 | \$3,283,335 |

| Projected Output | | | |
|------------------|-------|-------|-------|
| Total Employment | 2,935 | 704 | 899 |
| Total Households | 5,732 | 3,553 | 3,758 |

| Projected Market Analysis | | | |
|--|-----------------|-----------------|---------------------|
| Market Share Analysis (Communitywide*) | Proposed Zoning | Existing Zoning | 2040 Plan Placetype |
| % Residential | 16.5% | 10.3% | 10.8% |
| % Retail | 76.2% | 18.3% | 10.0% |
| % Office | 0.0% | 0.0% | 4.3% |
| % Industrial | 0.0% | 0.0% | 0.0% |

*Includes City and Extraterritorial Jurisdiction

| Market Share Analysis (Districtwide*) | Proposed Zoning | Existing Zoning | 2040 Plan Placetype |
|---------------------------------------|-----------------|-----------------|---------------------|
| % Residential | 57.4% | 35.6% | 37.6% |
| % Retail | 1807.7% | 433.8% | 237.0% |
| % Office | 0.0% | 0.0% | 745.0% |
| % Industrial | 0.0% | 0.0% | 0.0% |

*ONE McKinney 2040 Comprehensive Plan