

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	C2 - Local Commercial	PD - Planned Development (Res-Medium)	Northridge District: Suburban Living
Annual Operating Revenues	\$315,355	\$96,447	\$86,802
Annual Operating Expenses	\$19,049	\$42,594	\$38,334
Net Surplus (Deficit)	\$296,306	\$53,853	\$48,468
Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$0	\$10,445,876	\$9,401,289
Residential Development Value (per unit)	\$0	\$424,888	\$424,888
Residential Development Value (per acre)	\$0	\$2,124,441	\$1,911,997
Total Nonresidential Development Value	\$13,493,625	\$0	\$0
Nonresidential Development Value (per square foot)	\$180	\$0	\$0
Nonresidential Development Value (per acre)	\$2,744,280	\$0	\$0
Projected Output			
Total Employment	82	0	0
Total Households	0	25	22
Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.0%	0.1%	0.1%
% Retail	2.1%	0.0%	0.0%
% Office	0.0%	0.0%	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	0.0%	0.2%	0.2%
% Retail	50.8%	0.0%	0.0%
% Office	0.0%	0.0%	0.0%
% Industrial	0.0%	0.0%	0.0%
*ONE McKinney 2040 Comprehensive Plan			