

City of McKinney  
Fiscal Impact Model  
Dashboard Summary

Case: 23-0104Z

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	C2 - Local Commercial	PD - Planned Development (Retail)	Northridge District: Suburban Living
Annual Operating Revenues	\$1,292,909	\$923,507	\$355,877
Annual Operating Expenses	\$78,096	\$55,783	\$157,165
<b>Net Surplus (Deficit)</b>	<b>\$1,214,813</b>	<b>\$867,724</b>	<b>\$198,712</b>

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$0	\$0	\$38,543,946
Residential Development Value (per unit)	\$0	\$0	\$424,888
Residential Development Value (per acre)	\$0	\$0	\$1,911,997
Total Nonresidential Development Value	\$55,321,941	\$39,515,672	\$0
Nonresidential Development Value (per square foot)	\$180	\$180	\$0
Nonresidential Development Value (per acre)	\$2,744,280	\$1,960,200	\$0

Projected Output			
Total Employment	338	241	0
Total Households	0	0	91

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.0%	0.0%	0.3%
% Retail	8.8%	6.3%	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%	0.0%	0.9%
% Retail	208.2%	148.7%	0.0%
% Office	0.0%	0.0%	0.0%
% Industrial	0.0%	0.0%	0.0%

\*ONE McKinney 2040 Comprehensive Plan