

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	PD - Planned Development (Res-High)	RG 18 - General Residence (Multiple Family)	Mill District: Urban Living
Annual Operating Revenues	\$80,573	\$79,436	\$56,058
Annual Operating Expenses	\$84,823	\$83,626	\$59,015
Net Surplus (Deficit)	(\$4,250)	(\$4,190)	(\$2,957)

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$9,792,000	\$9,653,760	\$6,812,640
Residential Development Value (per unit)	\$144,000	\$144,000	\$144,000
Residential Development Value (per acre)	\$3,932,530	\$3,877,012	\$2,736,000
Total Nonresidential Development Value	\$0	\$0	\$0
Nonresidential Development Value (per square foot)	\$0	\$0	\$0
Nonresidential Development Value (per acre)	\$0	\$0	\$0

Projected Output			
Total Employment	0	0	0
Total Households	68	67	47

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.2%	0.2%	0.1%
% Retail	0.0%	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	8.0%	7.9%	5.5%
% Retail	0.0%	0.0%	0.0%
% Office	0.0%	0.0%	0.0%
% Industrial	0.0%	0.0%	0.0%

*ONE McKinney 2040 Comprehensive Plan