

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	PD - Planned Development (Res-High)	PD - Planned Development (Retail)	Established Community: Urban Living
Annual Operating Revenues	\$386,397	\$497,967	\$244,718
Annual Operating Expenses	\$406,777	\$30,079	\$257,626
Net Surplus (Deficit)	(\$20,380)	\$467,888	(\$12,907)

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$46,958,400	\$0	\$29,740,320
Residential Development Value (per unit)	\$144,000	\$0	\$144,000
Residential Development Value (per acre)	\$4,320,000	\$0	\$2,736,000
Total Nonresidential Development Value	\$0	\$21,307,374	\$0
Nonresidential Development Value (per square foot)	\$0	\$180	\$0
Nonresidential Development Value (per acre)	\$0	\$1,960,200	\$0

Projected Output			
Total Employment	0	130	0
Total Households	326	0	207

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.9%	0.0%	0.6%
% Retail	0.0%	3.4%	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%	0.0%
% 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