

City of McKinney
Fiscal Impact Model
Dashboard Summary

Case: **ZONE2024-0145**

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	PD - Planned Development (Res-High)	ML - Light Manufacturing	Northridge District:
Annual Operating Revenues	\$161,615	\$16,592	\$61,035
Annual Operating Expenses	\$115,587	\$1,534	\$28,067
Net Surplus (Deficit)	\$46,028	\$15,058	\$32,969

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$12,960,000	\$0	\$6,565,795
Residential Development Value (per unit)	\$144,000	\$0	\$364,766
Residential Development Value (per acre)	\$8,640,000	\$0	\$4,377,197
Total Nonresidential Development Value	\$2,352,240	\$1,764,180	\$0
Nonresidential Development Value (per square foot)	\$180	\$108	\$0
Nonresidential Development Value (per acre)	\$1,568,160	\$1,176,120	\$0

Projected Output			
Total Employment	14	9	0
Total Households	90	0	18

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.3%	0.0%	0.1%
% Retail	0.4%	0.0%	0.0%
% Office	0.0%	0.0%	0.0%
% Industrial	0.0%	0.3%	0.0%

*Includes City and Extraterritorial Jurisdiction

Market Share Analysis (Districtwide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.9%	0.0%	0.2%
% Retail	8.9%	0.0%	0.0%
% Office	0.0%	0.0%	0.0%
% Industrial	0.0%	0.0%	0.0%

*ONE McKinney 2040 Comprehensive Plan