

City of McKinney
Fiscal Impact Model
Dashboard Summary

Case: 20-0127Z

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	PD - Planned Development (Res-Med-High), C2 - Local	PD - Planned Development (Retail)	Southgate District: Professional Campus
Annual Operating Revenues	\$1,255,313	\$1,326,907	\$1,327,897
Annual Operating Expenses	\$454,957	\$182,355	\$639,591
Net Surplus (Deficit)	\$800,356	\$1,144,552	\$688,306

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$74,683,350	\$0	\$14,766,192
Residential Development Value (per unit)	\$315,000	\$0	\$144,000
Residential Development Value (per acre)	\$3,150,000	\$0	\$2,880,000
Total Nonresidential Development Value	\$21,984,035	\$133,522,551	\$114,068,056
Nonresidential Development Value (per square foot)	\$180	\$108	\$180
Nonresidential Development Value (per acre)	\$4,704,480	\$4,704,480	\$4,905,130

Projected Output			
Total Employment	189	958	1,962
Total Households	237	0	103

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.7%	0.0%	0.3%
% Retail	3.5%	0.0%	0.0%
% Office	0.0%	0.0%	11.5%
% Industrial	0.0%	22.5%	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