

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	PD - Planned Development (Retail), PD - Planned Development (Res-High), PD - Planned Development (Res-Medium)	PD - Planned Development (Retail), PD - Planned Development (Res-Med-High)	Northridge District: Commercial Center, Commercial Center, Suburban Living
Annual Operating Revenues	\$3,981,465	\$3,643,018	\$4,310,655
Annual Operating Expenses	\$1,144,575	\$853,004	\$612,118
<b>Net Surplus (Deficit)</b>	<b>\$2,836,890</b>	<b>\$2,790,015</b>	<b>\$3,698,537</b>

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$203,954,719	\$186,795,019	\$86,758,301
Residential Development Value (per unit)	\$321,524	\$451,109	\$491,953
Residential Development Value (per acre)	\$2,273,996	\$2,012,877	\$2,213,787
Total Nonresidential Development Value	\$94,924,645	\$84,798,252	\$166,871,826
Nonresidential Development Value (per square foot)	\$180	\$180	\$180
Nonresidential Development Value (per acre)	\$2,744,280	\$2,744,280	\$1,960,200

Projected Output			
Total Employment	580	518	1,173
Total Households	634	414	176

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	1.8%	1.2%	0.5%
% Retail	15.1%	13.5%	22.5%
% Office	0.0%	0.0%	2.5%
% Industrial	0.0%	0.0%	0.0%

\*Includes City and Extraterritorial Jurisdiction

Market Share Analysis (Districtwide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	6.4%	4.1%	1.8%
% Retail	357.3%	319.2%	533.9%
% Office	0.0%	0.0%	442.9%
% Industrial	0.0%	0.0%	0.0%

\*ONE McKinney 2040 Comprehensive Plan