

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	PD - Planned Development (Res-Med-High)	BN - Neighborhood Business	Town Center District: Historic Town Center - Residential
Annual Operating Revenues	\$13,563	\$18,324	\$16,276
Annual Operating Expenses	\$6,237	\$1,107	\$7,484
<b>Net Surplus (Deficit)</b>	<b>\$7,326</b>	<b>\$17,218</b>	<b>\$8,792</b>

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$1,459,066	\$0	\$1,750,879
Residential Development Value (per unit)	\$364,766	\$0	\$364,766
Residential Development Value (per acre)	\$3,647,664	\$0	\$4,377,197
Total Nonresidential Development Value	\$0	\$784,080	\$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	5	0
Total Households	4	0	5

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.0%	0.0%	0.0%
% Retail	0.0%	0.1%	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	0.3%	0.0%	0.4%
% Retail	0.0%	1.9%	0.0%
% Office	0.0%	0.0%	0.0%
% Industrial	0.0%	0.0%	0.0%

\*ONE McKinney 2040 Comprehensive Plan