

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	PD - Planned Development (Res-High), PD - Planned Development (Res-Med-High), PD - Planned Development (Res-Medium), PD - Planned	PD - Planned Development (Res-Med-High), PD - Planned Development (Retail)	Northridge District: Suburban Living, Commercial Center, Mixed Use Center
Annual Operating Revenues	\$22,995,638	\$15,896,135	\$15,398,692
Annual Operating Expenses	\$8,627,877	\$6,078,678	\$6,499,333
Net Surplus (Deficit)	\$14,367,761	\$9,817,457	\$8,899,358

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$1,330,501,393	\$1,426,479,325	\$1,470,117,722
Residential Development Value (per unit)	\$232,110	\$401,486	\$391,249
Residential Development Value (per acre)	\$2,989,891	\$2,014,801	\$1,952,348
Total Nonresidential Development Value	\$480,249,000	\$115,259,760	\$105,066,720
Nonresidential Development Value (per square foot)	\$180	\$180	\$180
Nonresidential Development Value (per acre)	\$2,744,280	\$2,744,280	\$3,283,335

Projected Output			
Total Employment	2,935	704	899
Total Households	5,732	3,553	3,758

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	16.5%	10.3%	10.8%
% Retail	76.2%	18.3%	10.0%
% Office	0.0%	0.0%	4.3%
% Industrial	0.0%	0.0%	0.0%

*Includes City and Extraterritorial Jurisdiction

Market Share Analysis (Districtwide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	57.4%	35.6%	37.6%
% Retail	1807.7%	433.8%	237.0%
% Office	0.0%	0.0%	745.0%
% Industrial	0.0%	0.0%	0.0%

*ONE McKinney 2040 Comprehensive Plan