

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	C2 - Local Commercial	PD - Planned Development (Res-Medium)	Northridge District: Suburban Living
Annual Operating Revenues	\$681,761	\$208,508	\$187,657
Annual Operating Expenses	\$41,181	\$92,082	\$82,874
Net Surplus (Deficit)	\$640,581	\$116,425	\$104,783
Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$0	\$22,582,808	\$20,324,527
Residential Development Value (per unit)	\$0	\$424,888	\$424,888
Residential Development Value (per acre)	\$0	\$2,124,441	\$1,911,997
Total Nonresidential Development Value	\$29,171,696	\$0	\$0
Nonresidential Development Value (per square foot)	\$180	\$0	\$0
Nonresidential Development Value (per acre)	\$2,744,280	\$0	\$0
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Projected Output			
Total Employment	178	0	0
Total Households	0	53	48
Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.0%	0.2%	0.1%
% Retail	4.6%	0.0%	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	0.0%	0.5%	0.5%
% Retail	109.8%	0.0%	0.0%
% Office	0.0%	0.0%	0.0%
% Industrial	0.0%	0.0%	0.0%
*ONE McKinney 2040 Comprehensive Plan			