

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	PD - Planned Development (Res-Med-High)	PD - Planned Development (Res-Med-High)	Collin McKinney Commercial District: Urban Living
Annual Operating Revenues	\$85,402	\$146,403	\$81,002
Annual Operating Expenses	\$39,271	\$67,322	\$85,275
Net Surplus (Deficit)	\$46,130	\$79,081	(\$4,272)

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$9,187,007	\$15,749,154	\$9,844,128
Residential Development Value (per unit)	\$364,766	\$364,766	\$144,000
Residential Development Value (per acre)	\$2,553,365	\$4,377,197	\$2,736,000
Total Nonresidential Development Value	\$0	\$0	\$0
Nonresidential Development Value (per square foot)	\$0	\$0	\$0
Nonresidential Development Value (per acre)	\$0	\$0	\$0

Projected Output			
Total Employment	0	0	0
Total Households	25	43	68

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.1%	0.1%	0.2%
% Retail	0.0%	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	0.4%	0.6%	1.0%
% 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