

McKinney		Case:	ZONE2025-0
Impact Model			
ward Summary			
Site Analysis			
Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Plan
	C1 - Neighborhood Commercial	PD - Planned Development (Retail)	Collin McKinney Commercial District Urban Living
Operating Revenues	\$54,973	\$54,973	\$27,016
Operating Expenses	\$3,321	\$3,321	\$28,441
plus (Deficit)	\$51,653	\$51,653	(\$1,425)
Development Value	Proposed Zoning	Existing Zoning	2040 Plan Plan
Residential Development Value	\$0	\$0	\$3,283,200
Residential Development Value (per unit)	\$0	\$0	\$144,000
Residential Development Value (per acre)	\$0	\$0	\$2,736,000
Nonresidential Development Value	\$2,352,240	\$2,352,240	\$0
Nonresidential Development Value (per square foot)	\$180	\$180	\$0
Nonresidential Development Value (per acre)	\$1,960,200	\$1,960,200	\$0
Projected Output			
Employment	14	14	0
Households	0	0	23
Projected Market Analysis			
Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Plan
Residential	0.0%	0.0%	0.1%
Commercial	0.4%	0.4%	0.0%
Industrial	0.0%	0.0%	0.0%
Office	0.0%	0.0%	0.0%
City and Extraterritorial Jurisdiction			
Share Analysis (Districtwide*)	Proposed Zoning	Existing Zoning	2040 Plan Plan
Residential	0.0%	0.0%	0.3%
Commercial	1.2%	1.2%	0.0%
Industrial	0.0%	0.0%	0.0%
Office	0.0%	0.0%	0.0%