

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	R5 Residential	BN - Neighborhood	Town Center District:
Annual Operating Revenues	\$5,290	\$11,911	\$5,853
Annual Operating Expenses	\$2,432	\$719	\$6,162
Net Surplus (Deficit)	\$2,857	\$11,191	(\$309)

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$569,036	\$0	\$711,360
Residential Development Value (per unit)	\$364,766	\$0	\$144,000
Residential Development Value (per acre)	\$2,188,598	\$0	\$2,736,000
Total Nonresidential Development Value	\$0	\$509,652	\$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	3	0
Total Households	2	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	0.1%	0.0%	0.4%
% Retail	0.0%	1.3%	0.0%
% Office	0.0%	0.0%	0.0%
% Industrial	0.0%	0.0%	0.0%

*ONE McKinney 2040 Comprehensive Plan