

City of McKinney
Fiscal Impact Model
Dashboard Summary

Case: 22-0118Z

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	C2 - Local Commercial	C - Planned Center	Collin McKinney Commercial District: Entertainment Center
Annual Operating Revenues	\$223,074	\$223,074	\$168,626
Annual Operating Expenses	\$20,425	\$20,425	\$64,187
Net Surplus (Deficit)	\$202,649	\$202,649	\$104,439

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$0	\$0	\$2,448,000
Residential Development Value (per unit)	\$0	\$0	\$144,000
Residential Development Value (per acre)	\$0	\$0	\$3,600,000
Total Nonresidential Development Value	\$9,330,552	\$9,330,552	\$10,663,488
Nonresidential Development Value (per square foot)	\$180	\$180	\$180
Nonresidential Development Value (per acre)	\$2,744,280	\$2,744,280	\$3,920,400

Projected Output			
Total Employment	80	80	161
Total Households	0	0	17

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.0%	0.0%	0.0%
% Retail	1.5%	1.5%	0.4%
% Office	0.0%	0.0%	0.8%
% 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%	0.0%	0.3%
% Retail	4.8%	4.8%	1.4%
% Office	0.0%	0.0%	3.9%
% Industrial	0.0%	0.0%	0.0%

*ONE McKinney 2040 Comprehensive Plan