

City of McKinney  
Fiscal Impact Model  
Dashboard Summary

Case: 21-0107Z

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	C2 - Local Commercial	PD - Planned Development (Retail)	Medical District: Suburban Living
Annual Operating Revenues	\$245,434	\$173,335	\$149,014
Annual Operating Expenses	\$22,472	\$15,871	\$13,644
<b>Net Surplus (Deficit)</b>	<b>\$222,962</b>	<b>\$157,464</b>	<b>\$135,370</b>

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$0	\$0	\$0
Residential Development Value (per unit)	\$0	\$0	\$0
Residential Development Value (per acre)	\$0	\$0	\$0
Total Nonresidential Development Value	\$10,265,803	\$7,250,113	\$6,232,809
Nonresidential Development Value (per square foot)	\$180	\$180	\$180
Nonresidential Development Value (per acre)	\$2,744,280	\$2,744,280	\$1,666,170

Projected Output			
Total Employment	88	62	54
Total Households	0	0	0

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.0%	0.0%	0.0%
% Retail	1.6%	1.2%	1.0%
% 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%	0.0%	0.0%
% Retail	101.7%	71.8%	61.7%
% Office	0.0%	0.0%	0.0%
% Industrial	0.0%	0.0%	0.0%

\*ONE McKinney 2040 Comprehensive Plan