

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
		PD - Planned Development (Res-High), PD - Planned Development (Res-High)	PD - Planned Development (Retail), PD - Planned Development (Res-High)
Annual Operating Revenues	\$692,507	\$2,239,557	\$702,155
Annual Operating Expenses	\$788,726	\$637,461	\$754,894
Net Surplus (Deficit)	(\$96,218)	\$1,602,096	(\$52,739)

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$81,607,680	\$48,384,000	\$77,155,200
Residential Development Value (per unit)	\$144,000	\$144,000	\$144,000
Residential Development Value (per acre)	\$2,889,790	\$3,456,000	\$2,880,000
Total Nonresidential Development Value	\$0	\$76,526,208	\$2,763,882
Nonresidential Development Value (per square foot)	\$0	\$180	\$180
Nonresidential Development Value (per acre)	\$0	\$6,272,640	\$1,960,200

Projected Output			
Total Employment	0	659	36
Total Households	567	336	536

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	1.6%	1.0%	1.5%
% Retail	0.0%	12.1%	0.2%
% Office	0.0%	0.0%	0.1%
% Industrial	0.0%	0.0%	0.0%

*Includes City and Extraterritorial Jurisdiction

Market Share Analysis (Districtwide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	35.1%	20.8%	33.2%
% Retail	0.0%	90.2%	1.6%
% Office	0.0%	0.0%	2.5%
% Industrial	0.0%	0.0%	0.0%

*ONE McKinney 2040 Comprehensive Plan