

Side-by-Side Impact Comparison

Impact Category	M1 By-Right Development	Data Center (CUP)
Daily Vehicle Trips	~2,777 trips	852 trips (69% reduction)
Peak Hour Traffic	High traffic	63–87% less than by-right
Noise at Property Line	Up to 70 dB(A)	Maximum 60 dB(A)
Water Usage	Unrestricted / High (1M+ gallons/day)	Max 35,000 gallons/day