



CITY OF Cumming

Hy-Vee Campus Information

About the Proposed Project:

The City of Cumming has been approached by Hy-Vee to request rezoning land for a proposed Distribution Campus which would also include a convenience store and coffee shop (Smokey Row). The area is approximately 144 acres and would be completed in two phases. Phase 1 (buildings in red as seen in the Master Plan) would begin building as soon as possible. Phase 2 (buildings in yellow) are not anticipated any time soon (years).

Here are some facts about the proposed project:

- Dry goods distribution center
- Will operate 20 hours a day
- During phase 1 there will be approximately 120 trucks per day. This calculates to 5 trucks an hour except for **two peaks hours a day*** which will have approximately 15 trucks.
- Cumming Ave will be expanded to accommodate the traffic by having a turn lane added. Hy-Vee has put in writing that no truck traffic will be going east on Cumming Ave, only west, back on the interstate.
- During phase 2 the amount of trucks **per peak hour** are anticipated to increase to 30 trucks. It could be many years before this phase comes to fruition. When it does, it will come before Planning & Zoning and the City Council again and any necessary changes to Cumming Ave to accommodate the increase in traffic will be addressed before moving forward.
- Approximately 270 High Quality Jobs** in Phase 1 with additional to be added in Phase 2.
- All lighting*** and noise**** ordinances will be met
- Landscaping and design are encouraged to be aesthetically pleasing and will meet code requirements.
- Phase 1 will double the cities current tax base/debt capacity
- Area for convenience store/coffee shop has land set a side for expansion (more grocery items) if sales demonstrate a need.

*Peak hours are estimated to be 7:15 am -8:15 am and 5:15 -6:15 pm

**High Quality Jobs must meet Iowa wage threshold requirements and provide a sufficient benefits package to all full-time employees.

***166.05 H. Lighting. All exterior building and site lighting shall be downcast in nature and exterior light fixtures must possess sharp, cut-off qualities to prevent off-site glare. Lighting levels from a site cannot exceed one foot-candle at the property line.

****69.09(2) Noise. - Please see Code of Ordinances 69.09(2) or Ordinance 2021-05 available online or at City Hall which restricts hours, noise, and length of time running.

Rezoning and Voting Process

Meetings in Regards to this Project

Planning and Zoning

July 27, 2021 - Set a Date (8-17-21) for a Public Hearing

August 2, 2021 - Work Session

August 17, 2021 - Public Hearing on Ordinance 2021-03

August 24, 2021 - Ordinance 2021-03 Recommendation to Council
(Recommended to Council with 4 votes for and 3 votes against)

City Council

August 9, 2021 - Presentation on Hy-Vee Distribution Campus & Set a Date (8-30-21) for a Public Hearing

August 30, 2021 - Public Hearing on Rezoning & First Reading of Ordinance 2021-03 Approved 4-0
(Councilmen Highfill abstained due to conflict of interest)

September 13, 2021 - Second reading of Ordinance 2021-03 (Approved 4-0, Councilmen Highfill absent)

In addition to meetings listed above there have been various postings on the property, online and in newspapers in regards to the public hearings, meetings, and the proposed rezoning.

There are three readings to approve an Ordinance. This Ordinance (2021-03) for rezoning has had two readings. **The third reading will take place on Monday, September 27th.** If you have questions, comments, or concerns, please reach out to City Hall or your council members.

City Hall - 515-981-9214

website: www.cumming.iowa.gov



Early Development Landscape



Mature Landscape



City of Cumming

PO Box 100

Cumming, IA 50061

Master Plan

