

Project Status

Project	Location	Type	Unit Count	Status	Notes
1 Alexander Ridge (127)					
2 Section 1	900N, east of Emerald Springs	SF residential	51	Site Released, homes are under construction	
3 Section 2+	900N, east of Emerald Springs	SF residential	76	In Plan Review process	
4 Bays Garage	6499 W 1000N	SF residential	NA	Variance filing, timeline unknown	
5 BDC Realty	600W, south of Leo's	Commercial	NA	In Plan Review process	Field staking has begun.
6 Broadacre	SWC of 600W & 600N	MF residential	256	Site under construction	
7 Colonnade (276)					
8 Section 1	Behind MES, north of ditch	Mixed Resi	59	Pulling building permits	
9 Section 2	Behind MES, north of ditch	SF residential	35	Pulling building permits	
10 Section 3A	Behind MES, south of ditch	SF residential	38	Pulling building permits	
11 Section 3B	Behind MES, south of ditch	SF residential	5	Site construction has not started	
12 Section 3C	Behind MES, south of ditch	SF residential	3	Pulling building permits	
13 Section 4	Behind MES, north of ditch	Mixed Resi	52	Site construction has not started	
14 Section 5	Behind MES, north of ditch	SF residential	48	Site construction has not started	
15 Section 6	Behind MES, south of ditch	SF residential	36	Site under construction	
16 Culvers	NWC of 600W & MCR	Commercial	NA	Site under construction	Anticipating December opening
17 Daniel's Ped Bridge	Daniel's Vineyard	Commercial	NA	Plans approved through Town	Bridge installed, tie-in work completed, clean-up outstanding
18 Denny & White - Arbor	South of Stansbury	SF residential	TBD	In annexation & rezone process	Favorable recommendation from PC, at Council in November
19 Enclave at Deer Crossing	700W, south of Deer Xing	SF residential	22	Pyatt & Davis are pulling permits	
20 Gatherings at Aurora (170)					
21 Section 1	750N, east of Colonnade	SF residential	60	Site under construction	
22 Section 2	750N, east of Colonnade	SF residential	66	In Plan Review process	
23 Section 3+	750N, east of Colonnade	SF residential	44	Not submitted	
24 Groves Fitness Center	6383 W Broadway	Commercial	NA	Needs Special Exception, on Dec. BZA agenda	
25 GT's Mixed-use Bldg	NEC of 600W & Main	Mixed-use	4	Site under construction	Exterior siding is being installed.
26 Hampton Walk (346)					
27 Section 1A	Near SWC of 600W & 750N	Mixed Resi	57	Pulling building permits	Crosswalk required at 150 building permits
28 Section 1B	Near SWC of 600W & 750N	MF residential	46	Pulling building permits	
29 Section 1C	Near SWC of 600W & 750N	MF residential	47	Site under construction	
30 Section 2	Near SWC of 600W & 750N	Mixed Resi	53	Site under construction	Release for permits expected in September
31 Section 3	Near SWC of 600W & 750N	SF residential	45	Site under construction	
32 Section 4A	Near SWC of 600W & 750N	Mixed Resi	14	In Plan Review process	
33 Section 4B	Near SWC of 600W & 750N	Mixed Resi	36	In Plan Review process	PUD Amendment Approved
34 Section 5	Near SWC of 600W & 750N	SF residential	29	In Plan Review process	
35 Amenity Area	Near SWC of 600W & 750N	SF residential	NA	Development Plan Approved	
36 Haven Ponds (255)					
37 Section 1	SEC of 1000N & 500W	SF residential	62	Pulling building permits	
38 Section 2	SEC of 1000N & 500W	SF residential	73	Site under construction	
39 Section 3+	SEC of 1000N & 500W	SF residential	120	Not submitted	
40 Helm's Mill (240)					
41 Section 1	SWC of 1000N & 400W	SF residential	50	Site under construction	
42 Section 2+	SWC of 1000N & 400W	SF residential	190	Not submitted	
43 HSA Commercial	500N, east of ditch	Industrial	NA	Primary plat approved	
44 Huff Pool	5785 W Glenview Dr	SF residential	NA	Variance filing, on Dec BZA	
45 Jacobi Farms	NWC of 750N & 500W	Mixed Resi	540	Primary Plat on November PC agenda for hearing	
46 Kensington Gardens	SEC of Kensington & Wellington	MF residential	128	Site under construction	Plat ready to be recorded
47 McCord Square (670)					
48 Rebar Mixed-use Bldgs	Main & Market	Mixed-use	208	Final C of Os issued	
49 Lot 2 (next to IUH)	NWC of Main & Union	Mixed-use	3	Plans approved	Awaiting construction schedule from developer
50 Ninestar	SEC of 600W & Main	Commercial	NA	Site under construction	
51 Police Station	NWC of 750N & Civic	Public	NA	Site under construction	Turnover anticipated soon
52 IUH	NEC of 600W & Main	Commercial	NA	Final C of O issued	Filed for sign variances, on Dec. BZA agenda
53 Pavilion	W Broadway, east of Star ATM	Commercial	NA	Site construction completed (except for asphalt surface)	
54 Taco Bell	W Broadway, east of Star ATM	Commercial	NA	Development Plan filed, on November TAC agenda	
55 Pavilion Outlots	W Broadway, east of Star ATM	Commercial	NA	Not submitted	
56 Pavilion Re-plat	W Broadway, east of Star ATM	Commercial	NA	Re-plat filed, on November TAC agenda	
57 Rita's Frozen Custard	Ground floor of Lucas	Commercial	NA	Final C of O issued	BZA approved sign variances in Oct.
58 Hancock Eye	Ground floor of Lucas	Commercial	NA	Final C of O issued	
59 McCordsville Corner Shoppes					
60 Qdoba	SWC of 600W & 750N	Commercial	NA	Final C of O issued	
61 Lot 5	SWC of 600W & 750N	Commercial	NA	Only remaining lot, no timeline	
62 McCordsville Marketplace					
63 Autozone	SEC W Broadway & Meijer Dr	Commercial	NA	Building permit under review	ARC approved design
64 Remaining Building Pad	SEC W Broadway & Meijer Dr	Commercial	NA	No timeline	
65 McCordsville Soccer Park	5365 W SR 67	Park	NA	Annexation/zoning approved	1st Right of Refusal in process
66 Meridian Homes	650N, east of Sagebrook	SF residential	153	Pulling permits	PUD Amendment at November Town Council
67 Morningside	NWC of 600W & Aurora	Mixed-use	301	In Plan Review process	
68 Parkfield	SEC of 600N & Short	MF residential	166	Project dead, zoning remains	
69 Patch Development	NWC of 600W & 500N	Comm/Ind	NA	Initial review by ARC completed in August	Rezone filing anticipated in November/December
70 Perdue Observatory	6379 W 1000N	SF residential	NA	Variance filing, on Dec BZA	
71 Preserve at Brookside	900N, east of Fire Station	MF residential	98	Pulling permits	
72 Rockport					
73 Section 1	900N, west of Bay Creek	SF residential	48	Site under construction	
74 Section 2+	900N, west of Bay Creek	SF residential	81	Not submitted	
75 Seasons of Flowers	6468 W Broadway	Commercial	NA	Conditional C of O issued	Awaiting close-out of incidentals and BIG grant paperwork
76 Shadow Trace	NWC of 600W & 650N	SF residential	237	Project dead, zoning remains	
77 StorAmerica Storage	SEC of W Broadway & 750N	Commercial	NA	In Plan Review process	
78 Strategic Capital Partners	NWC of 600W & 500N	Industrial	NA	Project dead, zoning remains	Portion of site now being marketed by Patch, rezone expected
79 Summerton					
80 Section 1	NWC of 900N & 500W	SF residential	48	Pulling building permits	
81 Section 2	NWC of 900N & 500W	SF residential	57	Site under construction	
82 Section 3	NWC of 900N & 500W	SF residential	68	Site under construction	
83 Section 4	NWC of 900N & 500W	SF residential	57	In Plan Review process	
84 Section 5	NWC of 900N & 500W	SF residential	57	In Plan Review process	
85 Amenity Area	NWC of 900N & 500W	SF residential	0	In Plan Review process	
86 Villages at Brookside*	600W & Brookside Parkway	SF residential	553	All SF resi permits pulled.	Duplex & townhomes only remaining resi development
87 Vintner's Park					
88 Section 1	900N, east of Daniel's Vineyard	SF residential	67	Pulling building permits	
89 Section 2A	900N, east of Daniel's Vineyard	SF residential	28	Near site construction completion	
90 Section 2B	900N, east of Daniel's Vineyard	SF residential	27	Site construction has not started	
91 Weavers Landing	NEC of 700W & 650N	SF residential	202	Last few homes under construction	
92 Other/Internal					
93 Road Impact Fee Study	NA	NA	NA	Study Complete, on Nov PC agenda	
94 Zoning Ordinance Amendment	NA	NA	NA	Staff finalizing draft, on Nov PC agenda	Focused on window signage standards

95	Comprehensive Plan	NA	NA	NA	In Phase 3 (of 5) - Framework.	Anticipating Adoption Process in late Q1 of 2025
96	Code Violations	NA	NA	NA	We have a number of open cases staff is working on	
97	Permit Software	NA	NA	NA	We are experiencing issues with our selected vendor and are in the process of determining alternate solutions	
98	500N Roundabout LA Design	NA	NA	NA	Working with Hitchcock Design to finalize a landscape & signage design for the RAB, anticipate spring of 2025 construction	

**Excludes Traditions and Preserve.*