

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	Near site completion	Plat anticipated to be recorded in Q1.
4 Bays Garage	6499 W 1000N	SF residential	NA	Variance filing, timeline unknown	
5 BDC Realty	600W, south of Leo's	Commercial	NA	Site under construction	
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 under construction	
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 under construction	
14 Section 5	Behind MES, north of ditch	SF residential	48	Site under construction	
15 Section 6	Behind MES, south of ditch	SF residential	36	Site under construction	
16 Creekside	NEC of CR 750N & CR 700W	SF residential	TBD	Drees Homes filed rezone for single-family resi	Anticipated timeline: January ARC, February PC, March Council
17 Culvers	NWC of 600W & MCR	Commercial	NA	Conditional C of O issued	Minor items to be completed prior to full C of O issuance
18 Daniel's Ped Bridge	Daniel's Vineyard	Commercial	NA	Plans approved through Town	Bridge installed, clean-up outstanding
19 Denny & White - Arbor	South of Stansbury	SF residential	326	Zoning approved	Annexation & zoning ordinances recorded in late December
20 Enclave at Deer Crossing	700W, south of Deer Xing	SF residential	22	Pyatt & Davis are pulling permits	
21 Gatherings at Aurora (170)					
22 Section 1	750N, east of Colonnade	SF residential	60	Site under construction	Product line-up approved at Dec ARC. Plat anticipated to be recorded in Q1.
23 Section 2	750N, east of Colonnade	SF residential	66	Site under construction	
24 Section 3+	750N, east of Colonnade	SF residential	44	In Plan Review process	
25 GT's Mixed-use Bldg	NEC of 600W & Main	Mixed-use	4	Site under construction	
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	Pulling building permits	
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	Site under construction	
33 Section 4B	Near SWC of 600W & 750N	Mixed Resi	36	In Plan Review process	
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	Plat anticipated to be recorded in Q1.
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 repeatedly continued due to C&R issue	Re-notice will be required if it moves forward with variance
45 Jacobi Farms					
46 Primary Plat	NWC of 750N & 500W	Mixed Resi	NA	Approved	
47 Sec 1A	NWC of 750N & 500W	SF residential	27	In Plan Review process	
48 Sec 1B	NWC of 750N & 500W	SF residential	39	In Plan Review process	
49 Sec 2+	NWC of 750N & 500W	Mixed Resi	584	Not submitted	
50 Kensington Gardens	SEC of Kensington & Wellington	MF residential	128	Site under construction	
51 McCord Square (670)					
52 Rebar Mixed-use Bldgs	Main & Market	Mixed-use	208	Final C of Os issued	
53 Jackson Ground Floor Comm	Main & Market	Commercial	NA	Tenant build-out (Leo's Market) under construction	
54 Lucas Ground Floor Comm	Main & Market	Commercial	NA	One remaining commercial space	Rita's & Hancock Eye are open & C of Os issued
55 Lot 2 (next to IUH)	NWC of Main & Union	Mixed-use	3	Plans approved	Awaiting construction schedule from developer
56 Ninestar	SEC of 600W & Main	Commercial	NA	Site under construction	
57 Police Station	NWC of 750N & Civic	Public	NA	Conditional C of O issued	Minor items to be completed prior to full C of O issuance
58 IUH	NEC of 600W & Main	Commercial	NA	Final C of O issued	New sign permits in process
59 Pavilion	W Broadway, east of Star ATM	Commercial	NA	Site construction completed (except for asphalt surface)	
60 Taco Bell	W Broadway, east of Star ATM	Commercial	NA	Approved by MSRB, finalizing engineering revisions	Anticipated release for CN in Q1
61 Pavilion Outlots (Remaining)	W Broadway, east of Star ATM	Commercial	NA	Not submitted	
62 Pavilion Re-plat	W Broadway, east of Star ATM	Commercial	NA	Approved by MSRB	
63 McCordsville Corner Shoppes					
64 Lot 5	SWC of 600W & 750N	Commercial	NA	Only remaining lot, no timeline	
65 McCordsville Marketplace					
66 Autozone	SEC W Broadway & Meijer Dr	Commercial	NA	Site under construction	
67 Remaining Building Pad	SEC W Broadway & Meijer Dr	Commercial	NA	No timeline	
68 McCordsville Soccer Park	5365 W SR 67	Park	NA	Annexation/zoning approved	1st Right of Refusal in process
69 Meridian Homes	650N, east of Sagebrook	SF residential	153	Pulling permits	Snow Plow Commitment Received & Recorded.
70 Morningside	NWC of 600W & Aurora	Mixed-use	301	In Plan Review process	
71 Parkfield	SEC of 600N & Short	MF residential	166	Project dead, zoning remains	
72 Patch Development	NWC of 600W & 500N	Comm/Ind	NA	Initial review by ARC completed in August	Rezoning filing anticipated in Q1
73 Perdue Observatory	6379 W 1000N	SF residential	NA	Approved at Dec BZA	Awaiting building permit submission
74 Preserve at Brookside	900N, east of Fire Station	MF residential	98	Pulling permits	Seeking additional model approval from ARC
75 Rockport					
76 Section 1	900N, west of Bay Creek	SF residential	48	Site under construction	Product line-up filed for January ARC
77 Section 2+	900N, west of Bay Creek	SF residential	81	Not submitted	
78 Seasons of Flowers	6468 W Broadway	Commercial	NA	Conditional C of O issued	Awaiting close-out of incidentals and BIG grant paperwork
79 Shadow Trace	NWC of 600W & 650N	SF residential	237	Project dead, zoning remains	
80 StorAmerica Storage	SEC of W Broadway & 750N	Commercial	NA	In Plan Review process	Office Bldg approved by ARC in Dec. '24
81 Strategic Capital Partners	NWC of 600W & 500N	Industrial	NA	Project dead, zoning remains	Portion of site now being marketed by Patch, rezoning expected
82 Summerton					
83 Section 1	NWC of 900N & 500W	SF residential	48	Pulling building permits	
84 Section 2	NWC of 900N & 500W	SF residential	57	Pulling building permits	
85 Section 3	NWC of 900N & 500W	SF residential	68	Pulling building permits	
86 Section 4	NWC of 900N & 500W	SF residential	57	Site under construction	
87 Section 5	NWC of 900N & 500W	SF residential	57	Site under construction	
88 Amenity Area	NWC of 900N & 500W	SF residential	0	Site under construction	
89 Villages at Brookside*	600W & Brookside Parkway	SF residential	553	SF residential portion of neighborhood complete	Duplex & townhomes only remaining resi development
90 Vintner's Park					
91 Section 1	900N, east of Daniel's Vineyard	SF residential	67	Pulling building permits	
92 Section 2A	900N, east of Daniel's Vineyard	SF residential	28	Pulling building permits	
93 Section 2B	900N, east of Daniel's Vineyard	SF residential	27	Site under construction	
94 Other/Internal					

95	Road Impact Fee Study	NA	NA	NA	Approved in December	Fees goes into effect June 2025
96	Zoning Ordinance Amendment	NA	NA	NA	Will be on January Council agenda	Favorable recommendation from PC
97	Fee Schedule Update	NA	NA	NA	1st Reading held in December	On January Council agenda for 2nd Reading
98	Fine/Penalty Schedule Update	NA	NA	NA	Approved at December Council	
99	Comprehensive Plan	NA	NA	NA	In Phase 3 (of 5) - Framework.	Anticipating starting adoption process in late Q1
100	Code Violations	NA	NA	NA	We have a number of open cases staff is working on	
101	Permit Software	NA	NA	NA	Terminated Contract with Cloud Permit	New vendor contract on Jan Council
102	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	
103	Civic Drive Extension Design	NA	NA	NA	Kick-off meeting w/ consultant in January	
104	600W/Windsor/MES Crosswalk	NA	NA	NA	1st Steering Committee meeting held in December	
105	Carroll Road Trail Gap Design	Enclave to Pine Vail Estates	NA	NA	Contract executed	

**Excludes Traditions and Preserve.*