

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 Denny & White - Arbor	South of Stansbury	SF residential	326	Zoning approved	Annexation & zoning ordinances recorded in late December
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	Plat recorded, site released for home construction	
22 Section 2	750N, east of Colonnade	SF residential	66	Site under construction	
23 Section 3+	750N, east of Colonnade	SF residential	44	In Plan Review process	
24 GT's Mixed-use Bldg	NEC of 600W & Main	Mixed-use	4	Site under construction	Nearing a conditional C of O
25 Hampton Walk (346)					
26 Section 1A	Near SWC of 600W & 750N	Mixed Resi	57	Pulling building permits	Crosswalk required at 150 building permits
27 Section 1B	Near SWC of 600W & 750N	MF residential	46	Pulling building permits	
28 Section 1C	Near SWC of 600W & 750N	MF residential	47	Site under construction	
29 Section 2	Near SWC of 600W & 750N	Mixed Resi	53	Pulling building permits	
30 Section 3	Near SWC of 600W & 750N	SF residential	45	Site nearing a release for permits	
31 Section 4A	Near SWC of 600W & 750N	Mixed Resi	14	Site under construction	
32 Section 4B	Near SWC of 600W & 750N	Mixed Resi	36	In Plan Review process	
33 Section 5	Near SWC of 600W & 750N	SF residential	29	In Plan Review process	
34 Amenity Area	Near SWC of 600W & 750N	SF residential	NA	Development Plan Approved	
35 Haven Ponds (255)					
36 Section 1	SEC of 1000N & 500W	SF residential	62	Pulling building permits	
37 Section 2	SEC of 1000N & 500W	SF residential	73	Site under construction	Plat anticipated to be recorded in Q1.
38 Section 3+	SEC of 1000N & 500W	SF residential	120	Not submitted	
39 Helm's Mill (240)					
40 Section 1	SWC of 1000N & 400W	SF residential	50	Site under construction	
41 Section 2+	SWC of 1000N & 400W	SF residential	190	Not submitted	
42 HSA Commercial	500N, east of ditch	Industrial	NA	Primary plat approved	
43 Huff Pool	5785 W Glenview Dr	SF residential	NA	Variance withdrawn, expected to move forward without a need for variance	
44 Jacobi Farms					
45 Primary Plat	NWC of 750N & 500W	Mixed Resi	NA	Approved	
46 Sec 1A	NWC of 750N & 500W	SF residential	27	In Plan Review process	
47 Sec 1B	NWC of 750N & 500W	SF residential	39	In Plan Review process	
48 Sec 2+	NWC of 750N & 500W	Mixed Resi	584	Not submitted	
49 Kensington Gardens	SEC of Kensington & Wellington	MF residential	128	Site under construction	
50 McCord Square (670)					
51 Rebar Mixed-use Bldgs	Main & Market	Mixed-use	208	Final C of Os issued	
52 Jackson Ground Floor Comm	Main & Market	Commercial	NA	Tenant build-out (Leo's Market) under construction	
53 Lucas Ground Floor Comm	Main & Market	Commercial	NA	One remaining commercial space	Rita's & Hancock Eye are open & C of Os issued
54 Lot 2 (next to IUH)	NWC of Main & Union	Mixed-use	3	Plans approved	Awaiting construction schedule from developer
55 Ninestar	SEC of 600W & Main	Commercial	NA	Site under construction	
56 Police Station	NWC of 750N & Civic	Public	NA	Conditional C of O issued	Signage installed 1st week of February
57 IUH	NEC of 600W & Main	Commercial	NA	Final C of O issued	New sign permits approved
58 Pavilion	W Broadway, east of Star ATM	Commercial	NA	Site construction completed (except for asphalt surface)	
59 Taco Bell	W Broadway, east of Star ATM	Commercial	NA	Approved by MSRB, finalizing engineering revisions	Anticipated release for CN in Q1
60 Pavilion Outlots (Remaining)	W Broadway, east of Star ATM	Commercial	NA	Not submitted	
61 Pavilion Re-plat	W Broadway, east of Star ATM	Commercial	NA	Approved by MSRB, released for recording	
62 McCordsville Corner Shoppes					
63 Lot 5	SWC of 600W & 750N	Commercial	NA	Only remaining lot, no timeline	
64 McCordsville Marketplace					
65 Autozone	SEC W Broadway & Meijer Dr	Commercial	NA	Site under construction	
66 Remaining Building Pad	SEC W Broadway & Meijer Dr	Commercial	NA	No timeline	
67 McCordsville Soccer Park	5365 W SR 67	Park	NA	Annexation/zoning approved	1st Right of Refusal in process
68 Meridian Homes	650N, east of Sagebrook	SF residential	153	Pulling permits	
69 Morningside	NWC of 600W & Aurora	Mixed-use	301	In Plan Review process	
70 Parkfield	SEC of 600N & Short	MF residential	166	Project dead, zoning remains	
71 Patch Development	NWC of 600W & 500N	Comm/Ind	NA	Initial review by ARC completed in August	Rezone filing anticipated in Q1
72 Perdue Observatory	6379 W 1000N	SF residential	NA	Approved at Dec BZA	Awaiting building permit submission
73 Preserve at Brookside	900N, east of Fire Station	MF residential	98	Pulling permits	Seeking additional model approval from ARC
74 Rockport					
75 Section 1	900N, west of Bay Creek	SF residential	48	Site under construction, nearing home release	Product line-up approved at January ARC
76 Section 2+	900N, west of Bay Creek	SF residential	81	Not submitted	
77 Seasons of Flowers	6468 W Broadway	Commercial	NA	Conditional C of O issued	Awaiting close-out of incidentals and BIG grant paperwork
78 Shadow Trace	NWC of 600W & 650N	SF residential	237	Project dead, zoning remains	
79 StorAmerica Storage	SEC of W Broadway & 750N	Commercial	NA	In Plan Review process	Office Bldg approved by ARC in Dec. '24
80 Strategic Capital Partners	NWC of 600W & 500N	Industrial	NA	Project dead, zoning remains	Portion of site now being marketed by Patch, rezone expected
81 Summerton					
82 Section 1	NWC of 900N & 500W	SF residential	48	Pulling building permits	
83 Section 2	NWC of 900N & 500W	SF residential	57	Pulling building permits	
84 Section 3	NWC of 900N & 500W	SF residential	68	Pulling building permits	
85 Section 4	NWC of 900N & 500W	SF residential	57	Site under construction	
86 Section 5	NWC of 900N & 500W	SF residential	57	Site under construction	
87 Amenity Area	NWC of 900N & 500W	SF residential	0	Site under construction	
88 Villages at Brookside*	600W & Brookside Parkway	SF residential	553	SF residential portion of neighborhood complete	Duplex & townhomes only remaining resi development
89 Vintner's Park					
90 Section 1	900N, east of Daniel's Vineyard	SF residential	67	Pulling building permits	
91 Section 2A	900N, east of Daniel's Vineyard	SF residential	28	Pulling building permits	
92 Section 2B	900N, east of Daniel's Vineyard	SF residential	27	Site under construction, nearing home release	
93 Other/Internal					
94 Road Impact Fee Study	NA	NA	NA	Approved in December	Fees goes into effect June 2025, staff working on SOPs

95	Zoning Ordinance Amendment	NA	NA	NA	Approved by Council in January	
96	Fee Schedule Update	NA	NA	NA	1st Reading held in December	Working through revisions to ROW fees
97	Fine/Penalty Schedule Update	NA	NA	NA	Approved at December Council	
98	Comprehensive Plan	NA	NA	NA	In Phase 3 (of 5) - Framework.	Open House on Draft Plan scheduled for February 10th
99	Code Violations	NA	NA	NA	We have a number of open cases staff is working on	
100	Permit Software	NA	NA	NA	Contract executed with SDL	Staff is working on system set-up
101	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	
102	Civic Drive Extension Design	NA	NA	NA	Kick-off meeting held in January	Anticipate finalizing design in Q3
103	600W/Windsor/MES Crosswalk	NA	NA	NA	1st Steering Committee meeting held in December	
104	Unified Development Ordinance	NA	NA	NA	Staff is preparing RFP for release in early-mid February	
105	Streetlight Program	NA	NA	NA	Test case authorized, staff working to implement	Longer-term program to be drafted by staff & presented to TC
106	Carroll Road Trail Gap Design	Enclave to Pine Vail Estates	NA	NA	Contract executed	

**Excludes Traditions and Preserve.*