

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	Site Released, homes are under construction	
4 Alexander Ridge II	SWC of 900N & 500W	SF residential	107	In annexation and rezone process	On March Council agenda for 2nd reading
5 Bays Garage	6499 W 1000N	SF residential	NA	Variance filing, timeline unknown	
6 BDC Realty	600W, south of Leo's	Commercial	NA	Site under construction	
7 Broadacre	SWC of 600W & 600N	MF residential	256	Site under construction	
8 Cigar Lounge	6383 W Broadway	Commercial	NA	In rezone process	Filed for March ARC
9 Colonnade (276)					
10 Section 1	Behind MES, north of ditch	Mixed Resi	59	Pulling building permits	
11 Section 2	Behind MES, north of ditch	SF residential	35	Pulling building permits	
12 Section 3A	Behind MES, south of ditch	SF residential	38	Pulling building permits	
13 Section 3B	Behind MES, south of ditch	SF residential	5	Site under construction	
14 Section 3C	Behind MES, south of ditch	SF residential	3	Pulling building permits	
15 Section 4	Behind MES, north of ditch	Mixed Resi	52	Site under construction	
16 Section 5	Behind MES, north of ditch	SF residential	48	Site under construction	
17 Section 6	Behind MES, south of ditch	SF residential	36	Site under construction	
18 Creekside	NEC of CR 750N & CR 700W	SF residential	TBD	Drees Homes filed rezone for single-family resi	Anticipated timeline: March PC, April Council
19 Culvers	NWC of 600W & MCR	Commercial	NA	Conditional C of O issued	Minor items to be completed prior to full C of O issuance
20 D & D Vail Trust	NWC of 600N & 500W	Agricultural	0	In annexation and rezone process	March Council agenda for 2nd reading
21 Denny & White - Arbor	South of Stansbury	SF residential	326	Zoning approved	
22 Enclave at Deer Crossing	700W, south of Deer Xing	SF residential	22	Pyatt & Davis are pulling permits	
23 Gatherings at Aurora (170)					
24 Section 1	750N, east of Colonnade	SF residential	60	Plat recorded, site released for home construction	
25 Section 2	750N, east of Colonnade	SF residential	66	Site under construction	
26 Section 3+	750N, east of Colonnade	SF residential	44	In Plan Review process	
27 GT's Mixed-use Bldg	NEC of 600W & Main	Mixed-use	4	Conditional C of O issued	Remaining items to be completed when weather allows
28 Hampton Walk (346)					
29 Section 1A	Near SWC of 600W & 750N	Mixed Resi	57	Pulling building permits	Crosswalk required at 150 building permits. This will need to be extended.
30 Section 1B	Near SWC of 600W & 750N	MF residential	46	Pulling building permits	
31 Section 1C	Near SWC of 600W & 750N	MF residential	47	Site under construction	
32 Section 2	Near SWC of 600W & 750N	Mixed Resi	53	Pulling building permits	
33 Section 3	Near SWC of 600W & 750N	SF residential	45	Site nearing a release for permits	
34 Section 4A	Near SWC of 600W & 750N	Mixed Resi	14	Site under construction	
35 Section 4B	Near SWC of 600W & 750N	Mixed Resi	36	In Plan Review process	Revisions filed for March PC
36 Section 5	Near SWC of 600W & 750N	SF residential	29	In Plan Review process	
37 Amenity Area	Near SWC of 600W & 750N	SF residential	NA	Development Plan Approved	
38 Haven Ponds (255)					
39 Section 1	SEC of 1000N & 500W	SF residential	62	Pulling building permits	
40 Section 2	SEC of 1000N & 500W	SF residential	73	Pulling building permits	
41 Section 3	SEC of 1000N & 500W	SF residential	27	Submitted for March TAC	
42 Section 4+	SEC of 1000N & 500W	SF residential	93	Not submitted	
43 Helm's Mill (240)					
44 Section 1	SWC of 1000N & 400W	SF residential	50	Site under construction	
45 Section 2+	SWC of 1000N & 400W	SF residential	190	Not submitted	
46 HSA Commercial	500N, east of ditch	Industrial	NA	Primary plat approved	
47 Huff Pool	5785 W Glenview Dr	SF residential	NA	Permit issued	
48 Jacobi Farms					
49 Primary Plat	NWC of 750N & 500W	Mixed Resi	NA	Approved	
50 Sec 1A	NWC of 750N & 500W	SF residential	27	In Plan Review process	Revisions received
51 Sec 1B	NWC of 750N & 500W	SF residential	39	In Plan Review process	Revisions received
52 Sec 2+	NWC of 750N & 500W	Mixed Resi	584	Not submitted	
53 Kensington Gardens	SEC of Kensington & Wellington	MF residential	128	Site under construction	
54 McCord Square (670)					
55 Rebar Mixed-use Bldgs	Main & Market	Mixed-use	208	Final C of Os for Apts issued	
56 Jackson Ground Floor Comm	Main & Market	Commercial	NA	Tenant build-out (Leo's Market) under construction	
57 Lucas Ground Floor Comm	Main & Market	Commercial	NA	Tenant build-out (Le Peep) under construction	Rita's & Hancock Eye are open & C of Os issued
58 Lot 2 (next to IUH)	NWC of Main & Union	Mixed-use	3	Plans approved	Awaiting construction schedule from developer
59 Ninestar	SEC of 600W & Main	Commercial	NA	Site under construction	
60 Police Station	NWC of 750N & Civic	Public	NA	Conditional C of O issued	Some outstanding items, holding final C of O
61 IUH	NEC of 600W & Main	Commercial	NA	Final C of O issued	New sign permits approved
62 Pavilion	W Broadway, east of Star ATM	Commercial	NA	Site construction completed (except for asphalt surface)	
63 Taco Bell	W Broadway, east of Star ATM	Commercial	NA	Development Plan Approved	To be released following a pre-con
64 Pavilion Outlots (Remaining)	W Broadway, east of Star ATM	Commercial	NA	Not submitted	
65 Pavilion Re-plat	W Broadway, east of Star ATM	Commercial	NA	Approved by MSRB, released for recording	
66 McCordsville Community Center	7580 Form Street	Institutional	NA	Rezone filed	March Public Hearing at Plan Commission
67 McCordsville Corner Shoppes					
68 Lot 5	SWC of 600W & 750N	Commercial	NA	Only remaining lot, no timeline	
69 McCordsville Marketplace					
70 Autozone	SEC W Broadway & Meijer Dr	Commercial	NA	Site under construction	
71 Remaining Building Pad	SEC W Broadway & Meijer Dr	Commercial	NA	No timeline	
72 McCordsville Soccer Park	5365 W SR 67	Park	NA	Annexation/zoning approved	1st Right of Refusal in process
73 Meridian Homes	650N, east of Sagebrook	SF residential	153	All permits have been issued	
74 Morningside	NWC of 600W & Aurora	Mixed-use	301	In Plan Review process	
75 Parkfield	SEC of 600N & Short	MF residential	166	Project dead, zoning remains	
76 Patch Development	NWC of 600W & 500N	Comm/Ind	NA	Initial review by ARC completed in August	Rezone filed, set for Public Hearing at March PC
77 Perdue Observatory	6379 W 1000N	SF residential	NA	Approved at Dec BZA	Awaiting building permit submission
78 Preserve at Brookside	900N, east of Fire Station	MF residential	98	Pulling permits	Seeking additional model approval from ARC
79 Rockport					
80 Section 1	900N, west of Bay Creek	SF residential	48	Site under construction, nearing home release	Product line-up approved at January ARC
81 Section 2+	900N, west of Bay Creek	SF residential	81	Not submitted	Anticipate April TAC filing
82 Seasons of Flowers	6468 W Broadway	Commercial	NA	Conditional C of O issued	Awaiting close-out of incidentals and BIG grant paperwork
83 Shadow Trace	NWC of 600W & 650N	SF residential	237	Project dead, zoning remains	
84 Star Financial	5857 W Broadway	Commercial	0	Special Exception/Variance Extension request	
85 Stonechase	500W, between 700N & 600N	SF residential	171	In annexation and rezone process	Annexation Introduction at March Council
86 StorAmerica Storage	SEC of W Broadway & 750N	Commercial	NA	In Plan Review process	Office Bldg approved by ARC in Dec. '24, storage bldgs filed for March ARC
87 Strategic Capital Partners	NWC of 600W & 500N	Industrial	NA	Project dead, zoning remains	Portion of site now being marketed by Patch
88 Summertown					
89 Section 1	NWC of 900N & 500W	SF residential	48	Pulling building permits	
90 Section 2	NWC of 900N & 500W	SF residential	57	Pulling building permits	
91 Section 3	NWC of 900N & 500W	SF residential	68	Pulling building permits	
92 Section 4	NWC of 900N & 500W	SF residential	57	Site under construction	
93 Section 5	NWC of 900N & 500W	SF residential	57	Site under construction	
94 Amenity Area	NWC of 900N & 500W	SF residential	0	Site under construction	

95	Trax BBG	6314 W Broadway	Commercial	0	Special Exception & Variance filing	
96	Villages at Brookside*	600W & Brookside Parkway	SF residential	553	SF residential portion of neighborhood complete	Duplex & townhomes only remaining resi development
97	Vintner's Park					
98	Section 1	900N, east of Daniel's Vineyard	SF residential	67	Pulling building permits	
99	Section 2A	900N, east of Daniel's Vineyard	SF residential	28	Pulling building permits	
100	Section 2B	900N, east of Daniel's Vineyard	SF residential	27	Site under construction, nearing home release	
101	Other/Internal					
102	Road Impact Fee Study	NA	NA	NA	Approved in December	Fees goes into effect June 2025, staff working on SOPs
103	Zoning Ordinance Amendment	NA	NA	NA	Approved by Council in January	
104	Fee Schedule Update	NA	NA	NA	Approved in February	Staff presenting a new revision to ROW fees in March
105	Comprehensive Plan	NA	NA	NA	Draft Plan released March 7th	Public Hearing on Plan at March PC
106	Code Violations	NA	NA	NA	We have a number of open cases staff is working on	
107	Permit Software	NA	NA	NA	Contract executed with SDL	Staff is working on system set-up, anticipate Q2 roll-out
108	500N Roundabout LA Design	NA	NA	NA	Finalizing big package & release	
109	Civic Drive Extension Design	NA	NA	NA	Kick-off meeting held in January	Anticipate finalizing design in Q3
110	600W/Windsor/MES Crosswalk	NA	NA	NA	1st Steering Committee meeting held in December	Likely a Summer 2026 construction project
111	Unified Development Ordinance	NA	NA	NA	Staff is preparing RFP for release in early March	
112	Streetlight Program	NA	NA	NA	Test case authorized, staff working to implement	Longer-term program to be drafted by staff & presented to TC
113	Carroll Road Trail Gap Design	Enclave to Pine Vail Estates	NA	NA	Contract executed	Survey work to begin in March

*Excludes Traditions and Preserve.