

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	Primary Plat filed and in process	
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	2nd Reading - May Council
9 Clayborne	South of Stansbury	SF residential	326	Primary Plat filed and in process	Rezone approved
10 Colonnade (276)					
11 Section 1	Behind MES, north of ditch	Mixed Resi	59	Pulling building permits	
12 Section 2	Behind MES, north of ditch	SF residential	35	Pulling building permits	
13 Section 3A	Behind MES, south of ditch	SF residential	38	Pulling building permits	
14 Section 3B	Behind MES, south of ditch	SF residential	5	Site under construction	
15 Section 3C	Behind MES, south of ditch	SF residential	3	Pulling building permits	
16 Section 4	Behind MES, north of ditch	Mixed Resi	52	Site under construction	
17 Section 5	Behind MES, north of ditch	SF residential	48	Site under construction	
18 Section 6	Behind MES, south of ditch	SF residential	36	Site under construction	
19 Covington In-home Daycare	8696 N. Conti Ct.	Home Occup.	NA	Approved with conditions at May BZA	Still needs HOA approval
20 Creekside	NEC of CR 750N & CR 700W	SF residential	156	Primary Plat filed and in process	Rezone approved
21 Culvers	NWC of 600W & MCR	Commercial	NA	Conditional C of O issued	Minor items to be completed prior to full C of O issuance
22 D & D Vail Trust	NWC of 600N & 500W	Agricultural	0	Annexation and rezone approved	ROFR has been signed by property owners
23 Enclave at Deer Crossing	700W, south of Deer Xing	SF residential	22	Pyatt & Davis are pulling permits	
24 Gatherings at Aurora (170)					
25 Section 1	750N, east of Colonnade	SF residential	60	Plat recorded, site released for home construction	
26 Section 2	750N, east of Colonnade	SF residential	66	Site under construction	
27 Section 3+	750N, east of Colonnade	SF residential	44	In Plan Review process	
28 GT's Mixed-use Bldg	NEC of 600W & Main	Mixed-use	4	Conditional C of O issued	Minor items to be completed prior to full C of O issuance
29 Hampton Walk (346)					
30 Section 1A	Near SWC of 600W & 750N	Mixed Resi	57	Pulling building permits	
31 Section 1B	Near SWC of 600W & 750N	MF residential	46	Pulling building permits	
32 Section 1C	Near SWC of 600W & 750N	MF residential	47	Site under construction	
33 Section 2	Near SWC of 600W & 750N	Mixed Resi	53	Pulling building permits	
34 Section 3	Near SWC of 600W & 750N	SF residential	45	Pulling building permits	
35 Section 4A	Near SWC of 600W & 750N	Mixed Resi	14	Site under construction	
36 Section 4B	Near SWC of 600W & 750N	Mixed Resi	36	Site under construction	
37 Section 5	Near SWC of 600W & 750N	SF residential	29	In Plan Review process	
38 Amenity Area	Near SWC of 600W & 750N	SF residential	NA	Under construction	
39 Haven Ponds (255)					
40 Section 1	SEC of 1000N & 500W	SF residential	62	Pulling building permits	
41 Section 2	SEC of 1000N & 500W	SF residential	73	Pulling building permits	
42 Section 3	SEC of 1000N & 500W	SF residential	27	In Plan Review process	
43 Section 4+	SEC of 1000N & 500W	SF residential	93	Not submitted	
44 Helm's Mill (240)					
45 Section 1	SWC of 1000N & 400W	SF residential	50	Site under construction	
46 Section 2+	SWC of 1000N & 400W	SF residential	190	Not submitted	
47 HSA Commercial	500N, east of ditch	Industrial	NA	Primary plat approved	
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 Kelly Landing	North of SR 67, btwn 500W & 400W	Mixed Resi	TBD	Rezone filed, schedule to be determined	
54 Kensington Gardens	SEC of Kensington & Wellington	MF residential	128	Site under construction	
55 Lain Farms at Hampton Walk					
56 Rezone	NWC of CR 600W & CR 650N	SF residential	182	Filed for ARC, awaiting actual rezone app	
57 Primary Plat	NWC of CR 600W & CR 650N	SF residential	NA	Filed for May TAC	
58 MAP McCord (Starbucks)	6078 W Broadway	Commercial	NA	Development Plan filed for May TAC	Special Exception & Variances approved at May BZA
59 McCord Square (670)					
60 Rebar Mixed-use Bldgs	Main & Market	Mixed-use	208	Final C of Os for Apts issued	
61 Jackson Ground Floor Comm	Main & Market	Commercial	NA	Tenant build-out (Leo's Market) under construction	
62 Lucas Ground Floor Comm	Main & Market	Commercial	NA	Tenant build-out (Maple Fka Le Peep) under construction	Rita's & Hancock Eye are open & C of Os issued
63 Lot 2 (next to IUH)	NWC of Main & Union	Mixed-use	3	Plans approved	Awaiting construction schedule from developer
64 Ninestar	SEC of 600W & Main	Commercial	NA	Site under construction	
65 Police Station	NWC of 750N & Civic	Public	NA	Conditional C of O issued	Some outstanding items, holding final C of O
66 IUH	NEC of 600W & Main	Commercial	NA	Final C of O issued	New sign permits approved
67 Pavilion	W Broadway, east of Star ATM	Commercial	NA	Site construction completed (except for asphalt surface)	
68 Taco Bell	W Broadway, east of Star ATM	Commercial	NA	Site under construction	
69 Pavilion Outlots (Remaining)	W Broadway, east of Star ATM	Commercial	NA	Not submitted	
70 Pavilion Re-plat	W Broadway, east of Star ATM	Commercial	NA	Approved by MSRB, released for recording	
71 McCordsville Community Center	7580 Form Street	Institutional	NA	Awaiting Development Plan filing	Rezone approved
72 McCordsville Corner Shoppes					
73 Lot 5	SWC of 600W & 750N	Commercial	NA	Only remaining lot, no timeline	
74 McCordsville Marketplace					
75 Autozone	SEC W Broadway & Meijer Dr	Commercial	NA	Completed - C of O issued	
76 Remaining Building Pad	SEC W Broadway & Meijer Dr	Commercial	NA	No timeline	
77 McCordsville Soccer Park	5365 W SR 67	Park	NA	Annexation/zoning approved	1st Right of Refusal in process
78 Meridian Homes	650N, east of Sagebrook	SF residential	153	All permits have been issued	
79 Morningside	NWC of 600W & Aurora	Mixed-use	301	In Plan Review process	
80 Parkfield	SEC of 600N & Short	MF residential	166	Project dead, zoning remains	
81 Patch Development	NWC of 600W & 500N	Comm/Ind	NA	Primary Plat & Overall Development filed for May TAC	
82 Lot 1	NWC of 600W & 500N	Comm	NA	Not submitted	
83 Lot 2	NWC of 600W & 500N	Industrial	NA	Not submitted	
84 Lot 3	NWC of 600W & 500N	Industrial	NA	Development Plan filed for May TAC	
85 Block A	NWC of 600W & 500N	Comm/Ind	NA	Not submitted	
86 Block B	NWC of 600W & 500N	Industrial	NA	Not submitted	
87 Perdue Observatory	6379 W 1000N	SF residential	NA	Approved at Dec BZA	Awaiting building permit submission
88 Preserve at Brookside	900N, east of Fire Station	MF residential	98	Pulling permits	Additional models approved by ARC in April
89 Rockport					
90 Section 1	900N, west of Bay Creek	SF residential	48	Site under construction, nearing home release	Product line-up approved at January ARC
91 Section 2	900N, west of Bay Creek	SF residential	43	In Plan Review process	
92 Section 3+	900N, west of Bay Creek	SF residential	38	Not submitted	
93 Seasons of Flowers	6468 W Broadway	Commercial	NA	Conditional C of O issued	Awaiting close-out of incidentals and BIG grant paperwork
94 Shadow Trace	NWC of 600W & 650N	SF residential	237	Project dead, zoning remains	Anticipate new zoning filing for a portion of site

95	Star Financial	5857 W Broadway	Commercial	0	Special Exception/Variance Extension request granted	2 years to build branch
96	Stonechase	500W, between 700N & 600N	SF residential	171	Annexation first reading at May Council	Public Hearing on zoning at May PC
97	StorAmerica Storage	SEC of W Broadway & 750N	Commercial	NA	In Plan Review process	Office Bldg approved by ARC in Dec. '24, storage bldgs approved March ARC
98	Strategic Capital Partners	NWC of 600W & 500N	Industrial	NA	Project dead, zoning remains for portion of site not rezoned by Patch	
99	Summerton					
100	Section 1	NWC of 900N & 500W	SF residential	48	Pulling building permits	
101	Section 2	NWC of 900N & 500W	SF residential	57	Pulling building permits	
102	Section 3	NWC of 900N & 500W	SF residential	68	Pulling building permits	
103	Section 4	NWC of 900N & 500W	SF residential	57	Pulling building permits	
104	Section 5	NWC of 900N & 500W	SF residential	57	Site under construction	
105	Amenity Area	NWC of 900N & 500W	SF residential	0	Site under construction	
106	Trax BBG	6314 W Broadway	Commercial	0	BZA approved Special Exception & Variances	
107	Villages at Brookside*	600W & Brookside Parkway	SF residential	553	SF residential portion of neighborhood complete	Duplex & townhomes only remaining resi development
108	Vintner's Park					
109	Section 1	900N, east of Daniel's Vineyard	SF residential	67	Pulling building permits	
110	Section 2A	900N, east of Daniel's Vineyard	SF residential	28	Pulling building permits	
111	Section 2B	900N, east of Daniel's Vineyard	SF residential	27	Site under construction, nearing home release	
112	Other/Internal					
113	Road Impact Fee Study	NA	NA	NA	Approved in December	Fees goes into effect June 10th, staff working on SOPs
114	Zoning Ordinance Amendment	NA	NA	NA	Approved by Council in January	
115	Fee Schedule Update	NA	NA	NA	Approved by Council in April	
116	Comprehensive Plan	NA	NA	NA	Draft Plan released March 7th	Draft Version 3 to be released May 12th or 13th
117	Code Violations	NA	NA	NA	We have a number of open cases staff is working on	
118	Permit Software	NA	NA	NA	Contract executed with SDL	Staff is working on system set-up, anticipate Q2 roll-out
119	500N Roundabout LA Design	NA	NA	NA	Low bid accepted	Work to be completed in fall of this year
120	Civic Drive Extension Design	NA	NA	NA	50% design meeting held	Anticipate finalizing design in late Q2 & bid opening in August
121	600W/Windsor/MES Crosswalk	NA	NA	NA	1st Steering Committee meeting held in December	Likely a Summer 2026 construction project
122	Unified Development Ordinance	NA	NA	NA	Staff scheduling interviews with prospective firms	
123	Streetlight Program	NA	NA	NA	Test case authorized, staff working to implement	Longer-term program to be drafted by staff & presented to TC
124	Indiana St. ROW Vacation	West of CR 600W, north of Broadway	NA	NA	2nd Reading on May Council	Roadway has been removed, dumpster relocated
125	Amendment to Road Limits	CR 600N & CR 400W	NA	NA	1st Reading on May Council	
126	Carroll Road Trail Gap Design	Enclave to Pine Vail Estates	NA	NA	Under design	

*Excludes Traditions and Preserve.