

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 | | | | | |
| 5 Primary Plat | SWC of 900N & 500W | SF residential | NA | Primary Plat approved at May PC | |
| 6 Section 1 | SWC of 900N & 500W | SF residential | 107 | Filed for June TAC | |
| 7 Bays Garage | 6499 W 1000N | SF residential | NA | Variance filing, timeline unknown | |
| 8 BDC Realty Bldg 1 | 600W, south of Leo's | Commercial | NA | Site under construction | |
| 9 BDC Realty Bldg 2 | 600W, south of Leo's | Commercial | NA | Development Plan for June TAC | |
| 10 Broadacre | SWC of 600W & 600N | MF residential | 256 | Site under construction | |
| 11 Cigar Lounge | 6383 W Broadway | Commercial | NA | In rezone process | 2nd Reading - June Council |
| 12 Clayborne | South of Stansbury | SF residential | 326 | Primary Plat filed and in process | Rezone approved |
| 13 Colonnade (276) | | | | | |
| 14 Section 1 | Behind MES, north of ditch | Mixed Resi | 59 | Pulling building permits | |
| 15 Section 2 | Behind MES, north of ditch | SF residential | 35 | Pulling building permits | |
| 16 Section 3A | Behind MES, south of ditch | SF residential | 38 | Pulling building permits | |
| 17 Section 3B | Behind MES, south of ditch | SF residential | 5 | Site under construction | |
| 18 Section 3C | Behind MES, south of ditch | SF residential | 3 | Pulling building permits | |
| 19 Section 4 | Behind MES, north of ditch | Mixed Resi | 52 | Site under construction | |
| 20 Section 5 | Behind MES, north of ditch | SF residential | 48 | Site under construction | |
| 21 Section 6 | Behind MES, south of ditch | SF residential | 36 | Site under construction | |
| 22 PUD Amendment | Behind MES, south of ditch | SF residential | NA | Seeking to allow 2-story townhome buildings | Anticipate public hearing at July PC |
| 23 Covington In-home Daycare | 8696 N. Conti Ct. | Home Occup. | NA | Approved with conditions at May BZA | Still needs HOA approval |
| 24 Creekside | | | | | |
| 25 Primary Plat | NEC of CR 750N & CR 700W | SF residential | NA | Approved at May PC | |
| 26 Section 1 | NEC of CR 750N & CR 700W | SF residential | 53 | Filed for June TAC | |
| 27 Section 2+ | NEC of CR 750N & CR 700W | SF residential | 103 | Not filed | |
| 28 Culvers | NWC of 600W & MCR | Commercial | NA | Conditional C of O issued | Minor items to be completed prior to full C of O issuance |
| 29 Enclave at Deer Crossing | 700W, south of Deer Xing | SF residential | 22 | Pyatt & Davis are pulling permits | |
| 30 Gatherings at Aurora (170) | | | | | |
| 31 Section 1 | 750N, east of Colonnade | SF residential | 60 | Plat recorded, site released for home construction | |
| 32 Section 2 | 750N, east of Colonnade | SF residential | 66 | Site under construction | |
| 33 Section 3+ | 750N, east of Colonnade | SF residential | 44 | In Plan Review process | |
| 34 GT's Mixed-use Bldg | NEC of 600W & Main | Mixed-use | 4 | Full C of O issued | |
| 35 Hampton Walk (346) | | | | | |
| 36 Section 1A | Near SWC of 600W & 750N | Mixed Resi | 57 | Pulling building permits | |
| 37 Section 1B | Near SWC of 600W & 750N | MF residential | 46 | Pulling building permits | |
| 38 Section 1C | Near SWC of 600W & 750N | MF residential | 47 | Site under construction | |
| 39 Section 2 | Near SWC of 600W & 750N | Mixed Resi | 53 | Pulling building permits | |
| 40 Section 3 | Near SWC of 600W & 750N | SF residential | 45 | Pulling building permits | |
| 41 Section 4A | Near SWC of 600W & 750N | Mixed Resi | 14 | Site under construction | |
| 42 Section 4B | Near SWC of 600W & 750N | Mixed Resi | 36 | Site under construction | |
| 43 Section 5 | Near SWC of 600W & 750N | SF residential | 29 | In Plan Review process | |
| 44 Amenity Area | Near SWC of 600W & 750N | SF residential | NA | Under construction | |
| 45 Haven Ponds (255) | | | | | |
| 46 Section 1 | SEC of 1000N & 500W | SF residential | 62 | Pulling building permits | |
| 47 Section 2 | SEC of 1000N & 500W | SF residential | 73 | Pulling building permits | |
| 48 Section 3 | SEC of 1000N & 500W | SF residential | 27 | In Plan Review process | |
| 49 Section 4+ | SEC of 1000N & 500W | SF residential | 93 | Not submitted | |
| 50 Helm's Mill (240) | | | | | |
| 51 Section 1 | SWC of 1000N & 400W | SF residential | 50 | Site under construction | |
| 52 Section 2+ | SWC of 1000N & 400W | SF residential | 190 | Not submitted | |
| 53 PUD Amendment | SWC of 1000N & 400W | SF residential | NA | Seeking elimination of 2' corner wrap requirement | |
| 54 HSA Commercial | 500N, east of ditch | Industrial | NA | Primary plat approved | |
| 55 Jacobi Farms | | | | | |
| 56 Primary Plat | NWC of 750N & 500W | Mixed Resi | NA | Approved | |
| 57 Sec 1A | NWC of 750N & 500W | SF residential | 27 | In Plan Review process | Revisions received |
| 58 Sec 1B | NWC of 750N & 500W | SF residential | 39 | In Plan Review process | Revisions received |
| 59 Sec 2+ | NWC of 750N & 500W | Mixed Resi | 584 | Not submitted | |
| 60 Kelly Landing | North of SR 67, btwn 500W & 400W | Mixed Resi | TBD | Rezone filed, anticipate Intro to Annexation in July | |
| 61 Kensington Gardens | SEC of Kensington & Wellington | MF residential | 128 | Site under construction | |
| 62 Lain Farms at Hampton Walk | | | | | |
| 63 Rezone | NWC of CR 600W & CR 650N | SF residential | 182 | In process | |
| 64 Primary Plat | NWC of CR 600W & CR 650N | SF residential | NA | In process | |
| 65 MAP McCord (Starbucks) | 6078 W Broadway | Commercial | NA | Development Plan at June PC | Special Exception & Variances approved at May BZA |
| 66 McCord Square (670) | | | | | |
| 67 Rebar Mixed-use Bldgs | Main & Market | Mixed-use | 208 | Final C of Os for Apts issued | |
| 68 Jackson Ground Floor Comm | Main & Market | Commercial | NA | Tenant build-out (Leo's Market) under construction | |
| 69 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 |
| 70 Lot 2 (next to IUH) | NWC of Main & Union | Mixed-use | 3 | Plans approved | Awaiting construction schedule from developer |
| 71 Ninestar | SEC of 600W & Main | Commercial | NA | Site under construction | |
| 72 Police Station | NWC of 750N & Civic | Public | NA | Conditional C of O issued | Some outstanding items, holding final C of O |
| 73 IUH | NEC of 600W & Main | Commercial | NA | Final C of O issued | New sign permits approved |
| 74 Pavilion | W Broadway, east of Star ATM | Commercial | NA | Site construction completed (except for asphalt surface) | |
| 75 Taco Bell | W Broadway, east of Star ATM | Commercial | NA | Site under construction | |
| 76 Pavilion Outlots (Remaining) | W Broadway, east of Star ATM | Commercial | NA | Not submitted | |
| 77 Pavilion Re-plat | W Broadway, east of Star ATM | Commercial | NA | Approved by MSRB, released for recording | |
| 78 McCordsville Community Center | 7580 Form Street | Institutional | NA | Development Plan at June PC | Rezone approved |
| 79 McCordsville Corner Shoppes | | | | | |
| 80 Lot 5 | SWC of 600W & 750N | Commercial | NA | Only remaining lot, no timeline | |
| 81 McCordsville Marketplace | | | | | |
| 82 Autozone | SEC W Broadway & Meijer Dr | Commercial | NA | Completed - C of O issued | |
| 83 Remaining Building Pad | SEC W Broadway & Meijer Dr | Commercial | NA | No timeline | |
| 84 McCordsville Soccer Park | 5365 W SR 67 | Park | NA | Annexation/zoning approved | 1st Right of Refusal in process |
| 85 Meridian Homes | 650N, east of Sagebrook | SF residential | 153 | All permits have been issued | |
| 86 Morningside | NWC of 600W & Aurora | Mixed-use | 301 | In Plan Review process | |
| 87 Parkfield | SEC of 600N & Short | MF residential | 166 | Project dead, zoning remains | |
| 88 Patch Development | NWC of 600W & 500N | Comm/Ind | NA | Primary Plat & Overall Development in process | |
| 89 Lot 1 | NWC of 600W & 500N | Comm | NA | Not submitted | |
| 90 Lot 2 | NWC of 600W & 500N | Industrial | NA | Not submitted | |
| 91 Lot 3 | NWC of 600W & 500N | Industrial | NA | Development Plan in process | |
| 92 Block A | NWC of 600W & 500N | Comm/Ind | NA | Not submitted | |
| 93 Block B | NWC of 600W & 500N | Industrial | NA | Not submitted | |
| 94 Perdue Observatory | 6379 W 1000N | SF residential | NA | Approved at Dec BZA | Awaiting building permit submission |

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| 95 | Preserve at Brookside | 900N, east of Fire Station | MF residential | 98 | Pulling permits | Additional models approved by ARC in April |
| 96 | Rockport | | | | | |
| 97 | Section 1 | 900N, west of Bay Creek | SF residential | 48 | Site under construction, nearing home release | Product line-up approved at January ARC |
| 98 | Section 2 | 900N, west of Bay Creek | SF residential | 43 | In Plan Review process | |
| 99 | Section 3+ | 900N, west of Bay Creek | SF residential | 38 | Not submitted | |
| 100 | PUD Amendment | 900N, west of Bay Creek | SF residential | NA | Seeking elimination of 2' corner wrap requirement | |
| 101 | Seasons of Flowers | 6468 W Broadway | Commercial | NA | Conditional C of O issued | Awaiting close-out of incidentals and BIG grant paperwork |
| 102 | Shadow Trace | NWC of 600W & 650N | SF residential | 237 | Project dead, zoning remains | Lain Farms PUD filing covers a portion of this site |
| 103 | Star Financial | 5857 W Broadway | Commercial | 0 | Special Exception/Variance Extension request granted | 2 years to build branch |
| 104 | Stonechase | 500W, between 700N & 600N | SF residential | 171 | Annexation first reading at May Council | Public Hearing on zoning at May PC |
| 105 | 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 |
| 106 | Strategic Capital Partners | NWC of 600W & 500N | Industrial | NA | Project dead, zoning remains for portion of site not rezoned by Patch | |
| 107 | Summerton | | | | | |
| 108 | Section 1 | NWC of 900N & 500W | SF residential | 48 | Pulling building permits | |
| 109 | Section 2 | NWC of 900N & 500W | SF residential | 57 | Pulling building permits | |
| 110 | Section 3 | NWC of 900N & 500W | SF residential | 68 | Pulling building permits | |
| 111 | Section 4 | NWC of 900N & 500W | SF residential | 57 | Pulling building permits | |
| 112 | Section 5 | NWC of 900N & 500W | SF residential | 57 | Site under construction | |
| 113 | Amenity Area | NWC of 900N & 500W | SF residential | 0 | Site under construction | |
| 114 | Trax BBQ | 6314 W Broadway | Commercial | 0 | BZA approved Special Exception & Variances | Awaiting Development Plan filing |
| 115 | Villages at Brookside* | 600W & Brookside Parkway | SF residential | 553 | SF residential portion of neighborhood complete | Duplex & townhomes only remaining resi development |
| 116 | Vintner's Park | | | | | |
| 117 | Section 1 | 900N, east of Daniel's Vineyard | SF residential | 67 | Pulling building permits | |
| 118 | Section 2A | 900N, east of Daniel's Vineyard | SF residential | 28 | Pulling building permits | |
| 119 | Section 2B | 900N, east of Daniel's Vineyard | SF residential | 27 | Site under construction, nearing home release | |
| 120 | Other/Internal | | | | | |
| 121 | Road Impact Fee Study | NA | NA | NA | Approved in December | Fees goes into effect June 10th, staff working on SOPs |
| 122 | Comprehensive Plan | NA | NA | NA | Final Draft at June Council | |
| 123 | Code Violations | NA | NA | NA | We have a number of open cases staff is working on | |
| 124 | Permit Software | NA | NA | NA | SDL system is partially in use | Anticipate full roll-out in 30-60 days |
| 125 | 500N Roundabout LA Design | NA | NA | NA | Low bid accepted | Work may be delayed due to utility issue |
| 126 | Civic Drive Extension Design | NA | NA | NA | 50% design meeting held | Anticipate finalizing design in late Q2 & bid opening in August |
| 127 | 600W/Windsor/MES Crosswalk | NA | NA | NA | 1st Steering Committee meeting held in December | Likely a Summer 2026 construction project |
| 128 | Unified Development Ordinance | NA | NA | NA | Staff scheduling interviews with prospective firms | |
| 129 | Streetlight Program | NA | NA | NA | Test case authorized, staff working to implement | Longer-term program to be drafted by staff & presented to TC |
| 130 | Amendment to Road Limits | CR 600N & CR 400W | NA | NA | 2nd Reading & Public Hearing on July Council | |
| 131 | Town Sign Updates | NA | NA | NA | Quote on June Council | |
| 132 | Carroll Road Trail Gap Design | Enclave to Pine Vail Estates | NA | NA | 30% design complete & under review by staff | |

*Excludes Traditions and Preserve.