

**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	Awaiting revisions
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 on June TAC	Awaiting revisions
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 approved at June PC	
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	On July PC	Seeking to allow 2-story townhome buildings
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	Awaiting revisions
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	Pulling building permits	
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	Released	
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	Pulling building permits	
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	Finalizing	
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	At July Council	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 under review
58 Sec 1B	NWC of 750N & 500W	SF residential	39	In Plan Review process	Revisions under review
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, 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, July PC	
64 Primary Plat	NWC of CR 600W & CR 650N	SF residential	NA	In process, July PC	
65 MAP McCord (Starbucks)	6078 W Broadway	Commercial	NA	Development Plan Approved	Awaiting INDOT decision
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	Anticipate final inspection in mid-to-late July
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	Anticipate final inspection in early August
76 Remaining Outlots	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	Awaiting final hook-up of fountain by developer
78 McCordsville Community Center	7580 Form Street	Institutional	NA	Development Plan approved	Anticipate construction starting in mid-July
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 Plan approved by PC	Awaiting final review and sign-off by Town Engineer
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 approved	On July ARC agenda, and final sign-off by Town Engineer
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

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	Pulling building permits	
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	At July PC	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 & rezoning approved	
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	Fee in effect for Dev Plans filed after June 10th
122	Comprehensive Plan	NA	NA	NA	Approved 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 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	Finalizing with vendor	
132	Carroll Road Trail Gap Design	Enclave to Pine Vail Estates	NA	NA	30% design complete & under review by staff	

\*Excludes Traditions, Preserve, & Parcel G.