



Comprehensive Summary of Neighborhood Meetings

Project: Rooney Ranch

Meeting Location and Time: Town Hall and online from 6-7:30

Dates: 1st Neighborhood Meeting held on: February 25, 2026 2nd Neighborhood Meeting held on: March 25, 2026

Attendance: Approximately 21 residents and interested parties attended, including Councilmember Greene, and Planning and Zoning Commissioner Wilson at the first meeting.

Staff Contact: Michael Spaeth, Principal Planner, mspaeth@orovalleyaz.gov, (520) 229-4812

Staff's presentation is available online at OVprojects.com.

Next Steps: 2nd Neighborhood Meeting March 25, 2026. Please check OVprojects.com for meeting specifics.

Questions and Comments

During the neighborhood meetings, participants identified concerns and discussed design solutions to mitigate the concerns. A summary of the neighborhood meetings is provided below. Recordings of each meetings are available online at OVprojects.com.

Additional questions or comments: Please contact Jessica Hynd, ask@orovalleyaz.gov with any additional questions or comments.

1st Neighborhood Meeting: Attended by 14 people in-person and 7 online

Questions	Comments or concerns				Compromises / Design Changes
	Traffic and Parking	Views and Height	Compatibility	Other	
Will there be enough water for these projects?	Area 4: Where will firetrucks access?	People come to live here because of the views. We should be reinforcing the views here.	I'd like to see area 3 cut in half; I witness trespassers	Didn't receive a postcard, glad to hear you're removing area 4 and density. I like open space and single family	Provide a Engineering staff member at the 2nd neighborhood meeting
Is the Town considering leaving the entire area as open space?	When I head south out of El Conquistador, this development will cause u-turn issues around Magee and Ina	How will people south of this property get into it?	There's a dog park north of the project area, and more...it will not be changing.	Area 4 is a cholla forest...consider moving the trails away from el conquistador neighborhood.	
What is the process for public participation moving forward?	How many people are you proposing in these areas to use these intesections	I believe we are maxed out for traffic	I'm not sure we're capitalizing on this area as a Town Center with these proposals	It's Stoney Canyon, not Stone	
How are we increasing open space with this proposal?	I don't know about the traffic counts, seems like a lot in my opinion.	Concerned about Town Finances	I'd really like to see this area as a Town Center	Hotel stores buses in a "big dead area", who owns that?	
Are you planning on allowing horses and ebikes on the trails?	America doesn't have roundabouts, maybe we can get some of those.		Would you say no to big box commercial that doesn't fit the area?	Clarification on what use is in what area.	
Will the Town make it open space?			Would it be possible to have no development at all?	We should hold onto this property	
How far down is the trailhead going to be that does a loop?			How big is a 4500 square foot drive-thru, and other general square foot comparisons?	Water is a concern, I lived in CO, subsidence is a thing.	
What was originally planned for Area 3?			I don't see the dynamics of this proposal	Discussion regarding Colorado River Water Rights at the Multi-State level.	