



**Neighborhood Meeting Invitation**  
**Lakefront at Scottsdale Rezoning**  
**Request (ZN-0005-2026) and Request**  
**for a General Plan Amendment**  
**(PA-0198-2026)**

---

# Notification Letter

May 4, 2026

Dear Neighbor,

Diversified Partners is providing notice of a proposed General Plan Amendment and companion Rezoning application for the property located at 7501 E. McCormick Parkway, Scottsdale, Arizona, commonly referred to as Lakefront at Scottsdale (Case No. ZN-0005-2026; Pre-Application No. PA-0198-2026). A neighborhood meeting will be held to present the proposal and receive public input.

The proposed applications are interrelated and are being processed concurrently. The request applies to a limited, specifically defined portion of APN 177-01-001S (the "Subject Parcel"), which is currently designated Developed Open Space and is located within the McCormick Ranch master-planned community, adjacent to the Lakefront at Scottsdale (APNs 177-01-001M and 177-01-001E). The Subject Parcel consists of approximately 65,995 square feet and is currently utilized as Developed Open Space that supports the surrounding McCormick Ranch area and the adjacent Lakefront at Scottsdale.

The applicant is requesting approval of a General Plan Amendment to modify the land use designation for an approximately 17,150 -square-foot portion of the Subject Parcel from Developed Open Space to a Commercial land use designation. In conjunction with, and contingent upon, approval of the General Plan Amendment, a companion Rezoning is proposed to rezone the same defined area from Open Space (OS) to Neighborhood Commercial (C-1), thereby maintaining consistency between the General Plan land use designation and the zoning classification.

The proposed amendment and rezoning are limited in scope and are intended to facilitate low-intensity commercial uses that are accessory to, and

supportive of, the existing office building and adjacent parcels. Proposed site enhancements include improvements to pedestrian connectivity and circulation, as well as the addition of accessory outdoor dining areas and shade structures, all designed to enhance functionality and user experience while maintaining compatibility with the established character of the McCormick Ranch community and the broader planning framework.

- Request by owner for a major General Plan Amendment to the City of Scottsdale General Plan 2035 from Developed Open Space to Employment: Office land use designation on +/- 17,150 gross square feet of the overall +/- 65,995 gross square feet site located west of 7501 E MCCORMICK PARKWAY (177-01-001S).
- Request by owner for a Zoning District Map Amendment from Open Space (OS) to Neighborhood Commercial (C-1) Zoning on +/- 17,150 gross square feet / +/- 17,150 net acres of the overall +/- 65,995 gross square feet / +/- 65,995 net acre site located west of 7501 E MCCORMICK PARKWAY (177-01-001S).

Date: May 21, 2026

Time: 5:00 PM – 6:00 PM

Location: The McCormick Scottsdale

7421 N Scottsdale Rd

Scottsdale, AZ 85253

Room: Superstition Ballroom

If you have any questions or would like additional information, please feel free to contact Diversified Partners primary point of contact Pierce Sargeant:

Diversified Partners LLC

Pierce Sargeant

Cell: 602.552.5256

Email: [pierce.sargeant@dpcrc.com](mailto:pierce.sargeant@dpcrc.com)

You may also contact the City of Scottsdale project coordinator, Meredith Tessier, with any questions related to the application process:

City of Scottsdale

Meredith Tessier, Project Coordinator

Phone: 480-312-7000

Email: [mtessier@scottsdaleaz.gov](mailto:mtessier@scottsdaleaz.gov)

We appreciate your time and welcome your input.

Sincerely,

Diversified Partners

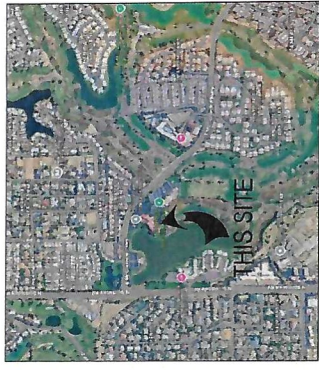
**PROJECT DIRECTORY**

OWNER/DEVELOPER:  
 DIVERSIFIED PARTNERS LLC  
 7339 EAST McDONALD DRIVE  
 SCOTTSDALE, ARIZONA 85250  
 CONTACT: HEWANAT MADRA  
 PHONE: (480) 310-7043  
 EMAIL: hewanat@dpcra.com

**SITE DATA**

PARCEL NUMBER: 177-01-001S  
 SITE AREA: 56,008.46 SQ. FT.

EXISTING ZONING: OS  
 USE: OPEN SPACE  
 PROPOSED ZONING: C-1  
 PROPOSED USE: RETAIL / RESTAURANT / OFFICE



VICINITY MAP  
 SCALE NIS

REZONING  
 GENERAL SITE PLAN  
 SCALE 1" = 60'-0"



EXHIBIT\_01  
 04.23.2026

**THE LAKE FRONT AT SCOTTSDALE**  
 7501 E MCCORMICK PKWY  
 SCOTTSDALE, ARIZONA 85258

**DIVERSIFIED PARTNERS**  
 7339 E. McDonald Drive  
 Scottsdale, AZ 85250  
 Cr. 480.947.8800  
 www.dpcra.com