

PUD Conditional Use Application: West Block of the Promenade of Wayzata Shopping Center, as shown on Exhibit A.

Applicant: The Good Clinic, LLC (who will have right of use to the property pursuant to a 7-year lease with Owner)

Owner: Wayzata Bay West Retail, LLC

Project and Background: The Good Clinic

This application for PUD Conditional Use is being submitted by the Good Clinic, LLC (“TGC”) requesting approval to operate a primary care medical clinic on the property located at the West Block of the Promenade of Wayzata Shopping Center, shown on Exhibit A, which is owned by Wayzata Bay West Retail, LLC (“Owner”).

Permitted Uses in the PUD district includes “any permitted use in the C-4 District,” provided such use is located on the ground floor of a building and does not exceed 6,000 square feet in size for any single tenant or commercial use. As The Good Clinic will be located on the ground floor of the Promenade of Wayzata Shopping Center and will only take less than 3,000 square feet, we request approval for the clinic use as a “Medical clinic” which is allowed pursuant to Section 978.02, EE of the Ordinance.

At TGC, our goal is to redefine and enhance primary care. We believe that innovation in primary care can lower costs, increase access, and improve our clients’ quality of life. Our aim is to shift the focus from sick-care to well-care and from treatment to partnership. Our elegant, bright, and welcoming clinics are staffed by experienced, caring doctors of nursing practice for a convenient, personalized, whole-person healthcare and disease prevention experience. The Good Clinic primary care clinics are designed to be retail healthcare locations, which in addition to providing healthcare also focuses on selling healthcare products such as supplements, over the counter products, and wellness focused books that complement and enhance the effectiveness of our services. The Good Clinic on the Promenade of Wayzata Shopping Center would enhance the quality of life for the residents in the area including the residents in the assisted living facilities nearby, and would drive pedestrian traffic in the area in a similar fashion to retail or restaurants.

Once building permit is granted and TGC has access to the property, TGC is able to capitalize on its connections and prior experience in the industry and can build out a clinic in as little as 10-12 weeks. The clinic will offer and provide much needed primary care and wellness services to the residents of Wayzata.

Project Data Summary:

The proposed Conditional Use application relates to an existing structure, and any changes to the structure will be cosmetic and internal only, except for exterior signage, as shown in Exhibit B.

Total Building Area: Approximately 2743 square feet on the ground floor of the West Block of the Promenade of Wayzata Shopping Center, shown on Exhibit A.

The project will support a high level of pedestrian activity and is compatible with the general intended use of the area.

Additionally, the proposed project is in harmony with the general purposes and intent of this Ordinance. The project will accommodate the retail, service and office functions which are characteristic to a downtown area and will allow the present downtown area to expand, develop and redevelop. The proposed project will be in keeping with those principles.

As Medical Clinic is allowed in the C-4 District pursuant to the Ordinance, and the project meets all other requirements, TGC hereby requests approval to proceed with the project.

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6/29/2021

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