



City of Alexandria

# Special Use Permit #2025-00054 601 & 619 South Patrick Street

**City Council Public Hearing**  
February 21, 2026



# Agenda

1. Summary
2. Background Information
3. SUP Request
4. Findings and Recommended Conditions
5. Staff recommendation





# Summary

## Request:

- Outdoor recreation and entertainment use

## Key Elements:

- Building converting to a health and athletic club with an associated rooftop workout space
- Located on U.S. Route 1
- No change to building footprint

**SUP#2025-00054**



# Background Information

## Zone:

- CSL/Commercial Service Low

## Small Area Plan:

- Southwest Quadrant

## Surrounding uses:

- Automobile-oriented uses
- Residential
- Commercial



**SUP#2025-00054**



# SUP Request

- Convert existing building to a health and athletic club with an outdoor rooftop workout space (outdoor recreation use)
- Rooftop space to contain:
  - Weight machines
  - Running track around the perimeter
  - Open turf in center
- Rooftop space to close at 11 p.m.

**SUP#2025-00054**



## Key Findings and Recommended Conditions

- The proposal would align with SAP goals by providing a neighborhood-servicing use accessible to nearby residents on foot
- While Route 1 produces heavy vehicular traffic and noise, the following noise conditions are recommended:
  - Outdoor hours of operation shall be limited to 7:00 a.m. to 11:00 p.m., daily
  - Instructor-led classes using amplified sound are not permitted
- Standard SUP conditions included

**SUP#2025-00054**



**Staff and Planning Commission  
recommend approval of Special Use  
Permit #2025-00054.**

