



City of Alexandria

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

Planning Commission Public Hearing

February 3, 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



Background Information

Zone:

- CSL/Commercial Service Low

Small Area Plan:

- Southwest Quadrant

Surrounding uses:

- Automobile-oriented uses
- Residential
- Commercial





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



**Staff recommends approval of
Special Use Permit #2025-00054.**

