

Axis Lofts – Commercial to Residential Conversion

Conditional Use Permit

Project Description

WEB Construction Co., Inc. on behalf of Old Town Holdings is requesting a conditional use permit for 1247 Range Street (Axis Lofts). The applicant proposes to convert existing underutilized commercial space within the building into 13 residential apartment units. The building currently contains 72 existing apartment units, and this conversion will complement and complete the building's established residential use, resulting in a cohesive, fully residential property.

No expansion of the building footprint is proposed. The project utilizes existing structure and infrastructure to improve functionality and long-term use of the property.

Existing Conditions

Axis Lofts was originally designed with a mix of residential and commercial space. While the residential units have maintained consistent occupancy, the commercial spaces have experienced prolonged vacancy and limited tenant demand, despite reasonable marketing efforts.

Current market conditions have significantly reduced demand for small-format commercial space of this type, making continued commercial use impractical. The redevelopment and anticipated road work for the area is also impacting consideration for commercial tenants.

Purpose and Justification

The proposed conversion is intended to:

- Align the building's use with current market demand
- Eliminate long-term commercial vacancies
- Complete the transition to a fully residential building consistent with existing use
- Improve operational efficiency and long-term viability of the property

With 72 residential units already in place, the addition of 13 apartment units is a logical and compatible extension of the building's primary function.

Compatibility with Surrounding Uses

The conversion will not introduce new or incompatible uses. Residential occupancy is already the dominant use within the building and surrounding area. The proposed apartments will operate under the same management, leasing, and maintenance standards as the existing units, ensuring consistency in appearance, operations, and tenant expectations.

The project is not expected to generate impacts beyond those already associated with the existing residential use.

Infrastructure and Services

The proposed conversion will utilize existing:

- Utility connections
- Parking facilities
- Building access and life safety systems

No additional public infrastructure is required. The project does not increase building height, lot coverage, or impervious surface area.

Parking requirement – Our understanding is that current city code requires two parking spaces for each. Being that we had met the requirement with the commercial spaces, we believe that we have enough stalls on the site to meet or exceed the parking requirements.

Community Benefit

This adaptive reuse supports efficient land use by maximizing the functionality of an existing building. It increases housing availability without new land consumption and helps maintain a stable, occupied property, which benefits the surrounding neighborhood.

The project represents a practical response to evolving market conditions while remaining consistent with the City's planning objectives related to housing supply, adaptive reuse, and reinvestment in existing structures.

Conclusion

The proposed conversion of existing commercial space into 13 residential apartment units, within a building that already contains 72 apartments, is a compatible, low-impact improvement that completes the building's residential character. The project supports long-term occupancy, efficient land use, and neighborhood stability and is consistent with the intent of the City's comprehensive planning goals.