FUEL SALES (RETAIL)/GAS STATION DISCUSSION

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AGENDA

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INTRODUCTION



The number of fuel sales (retail)/gas stations located within and near Littleton has been a topic of conversation for several years. (The ULUC added tools to limit potential locations of fuel sales uses.)

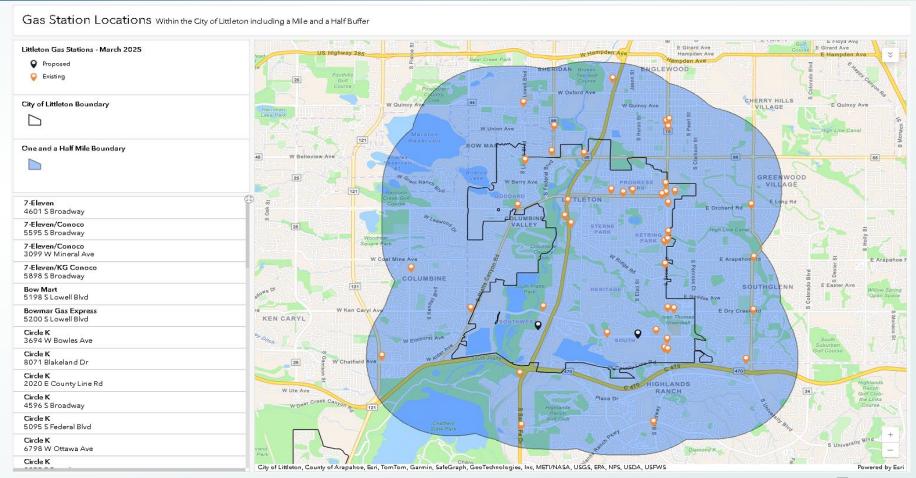
There has been interest in evaluating the number of fuel stations in and around the city resulting in questions pertaining to the appropriate locations for additional fuel sales.

Denver and Lakewood have recently passed ordinances placing restrictions on on gas station developments.



EXISTING CONDITIONS

There are twenty-four gas stations within the City of Littleton, and twenty gas stations within 1.5 miles of the city's corporate limits.





CURRENT DEVELOPMENT PROCESS

Fuel Sales are currently allowed in BC and IP zoning districts.

Allowed as a Conditional Use with standards in NC and CM.

Table 10-1-1.3.1 Land Use Matrix																
Category	Specific Use	Downtown (DT)				Corridor Mixed- Use (CM)		Neighborhood (NB)					Business and Industry (BI)		Space	Standards
		DNR	DTA	DMS	DMU	NC	СМ	ACR	LLR	MLR	SLR	MFR	ВС	ΙP	os	
	Fuel Sales (Retail)					CS	CS						Р	Р		10-1-1.4.D
Vehicle Sales and	Vehicle Accessories and Parts Sales						Р							Р		
Service	Vehicle Sales, Rental, and Leasing						С							Р		

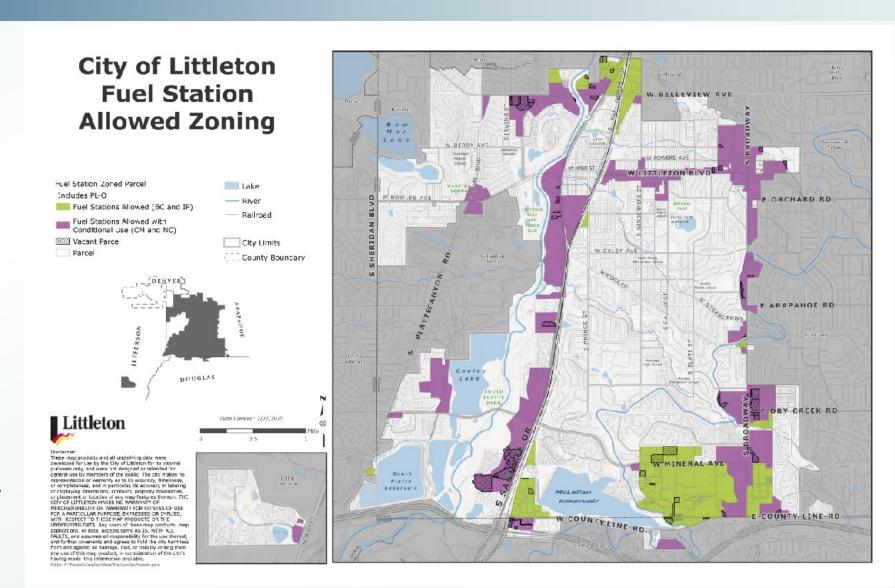


CURRENT DEVELOPMENT PROCESS (CONTINUED)

Green areas allow fuel sales.

Purple areas allow fuel sales with a conditional use (with standards).

Some existing Planned Developments (PL-Os) allow or restrict fuel sales.



PRIOR COUNCIL DIRECTION

- ❖ At the September 16, 2025 City Council Meeting, the City Council came to a consensus on the following direction to staff.
- Developing more restrictive standards:
 - Change the NC and CM Districts from Permitted uses to Conditional Uses.
 - Introduce additional conditions pertaining to locating a station and development standards related to new stations.
- ❖ A continuation of the moratorium was concluded to be the best means of implementing the ULUC text amendments for Fuel Sales (Retail).



QUESTIONS

