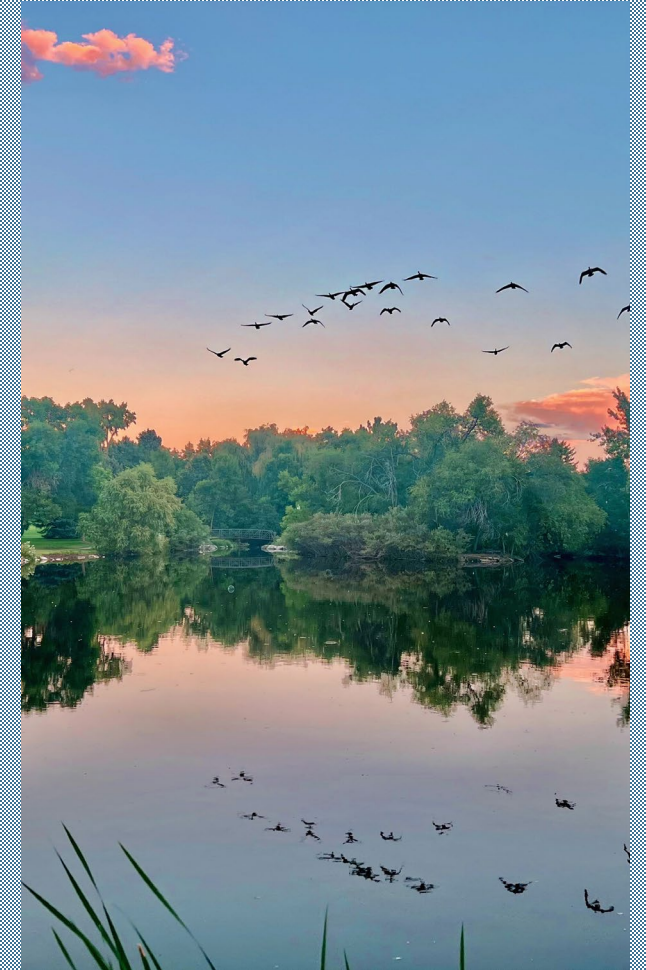


FUEL SALES (RETAIL)/GAS STATION DISCUSSION

Reid B. Betzing, City Attorney

NOVEMBER 18, 2025



AGENDA

Introduction

Existing Conditions

Current Development Process

Prior Council Direction

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.

Gas Station Locations Within the City of Littleton including a Mile and a Half Buffer

Littleton Gas Stations - March 2025

- Proposed
- Existing

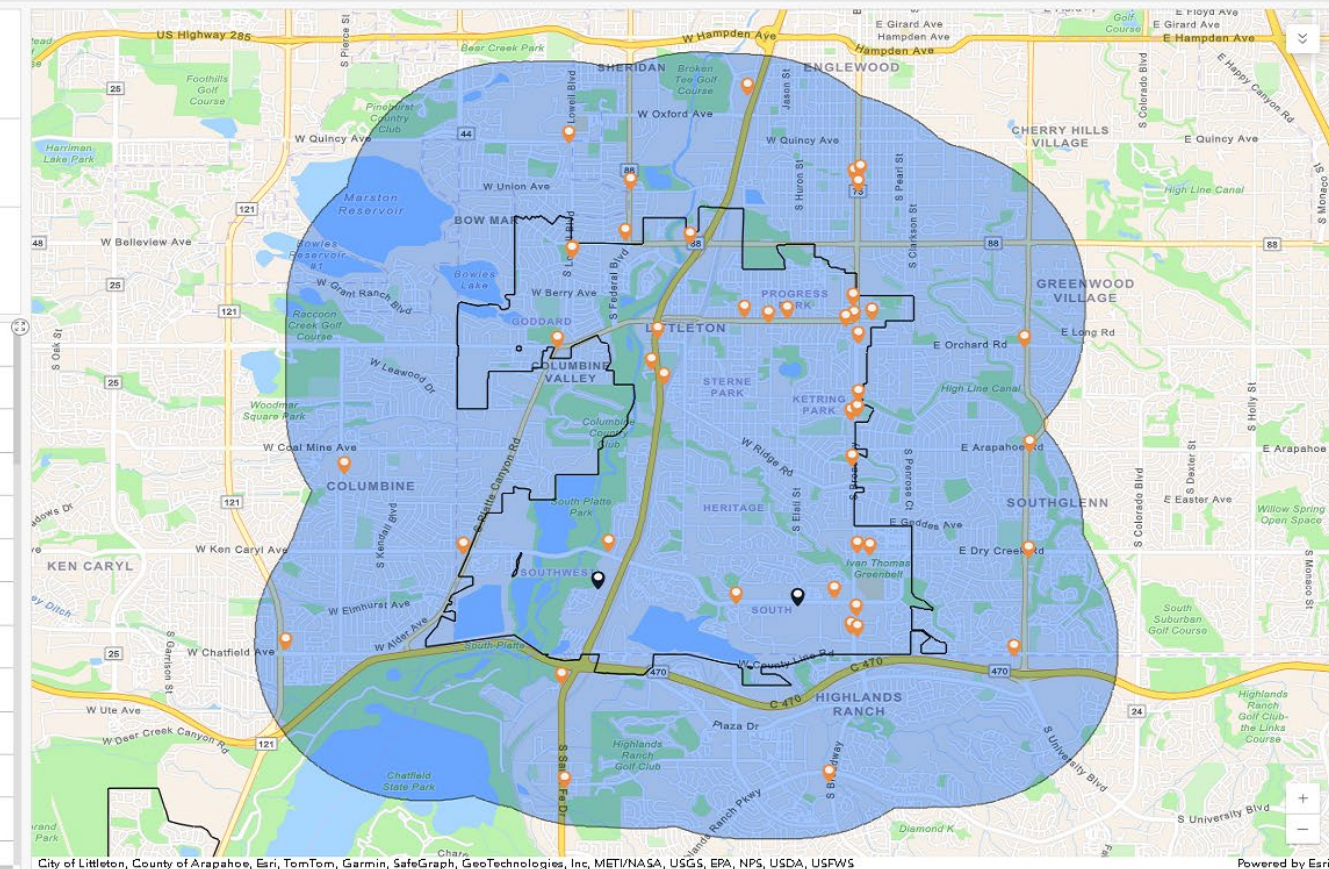
City of Littleton Boundary



One and a Half Mile Boundary



7-Eleven
4601 S Broadway
7-Eleven/Conoco
5595 S Broadway
7-Eleven/Conoco
3099 W Mineral Ave
7-Eleven/KG Conoco
5898 S Broadway
Bow Mart
5198 S Lowell Blvd
Bowmar Gas Express
5200 S Lowell Blvd
Circle K
3694 W Bowles Ave
Circle K
8071 Blakeland Dr
Circle K
2020 E County Line Rd
Circle K
4596 S Broadway
Circle K
5095 S Federal Blvd
Circle K
6798 W Ottawa Ave
Circle K



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**

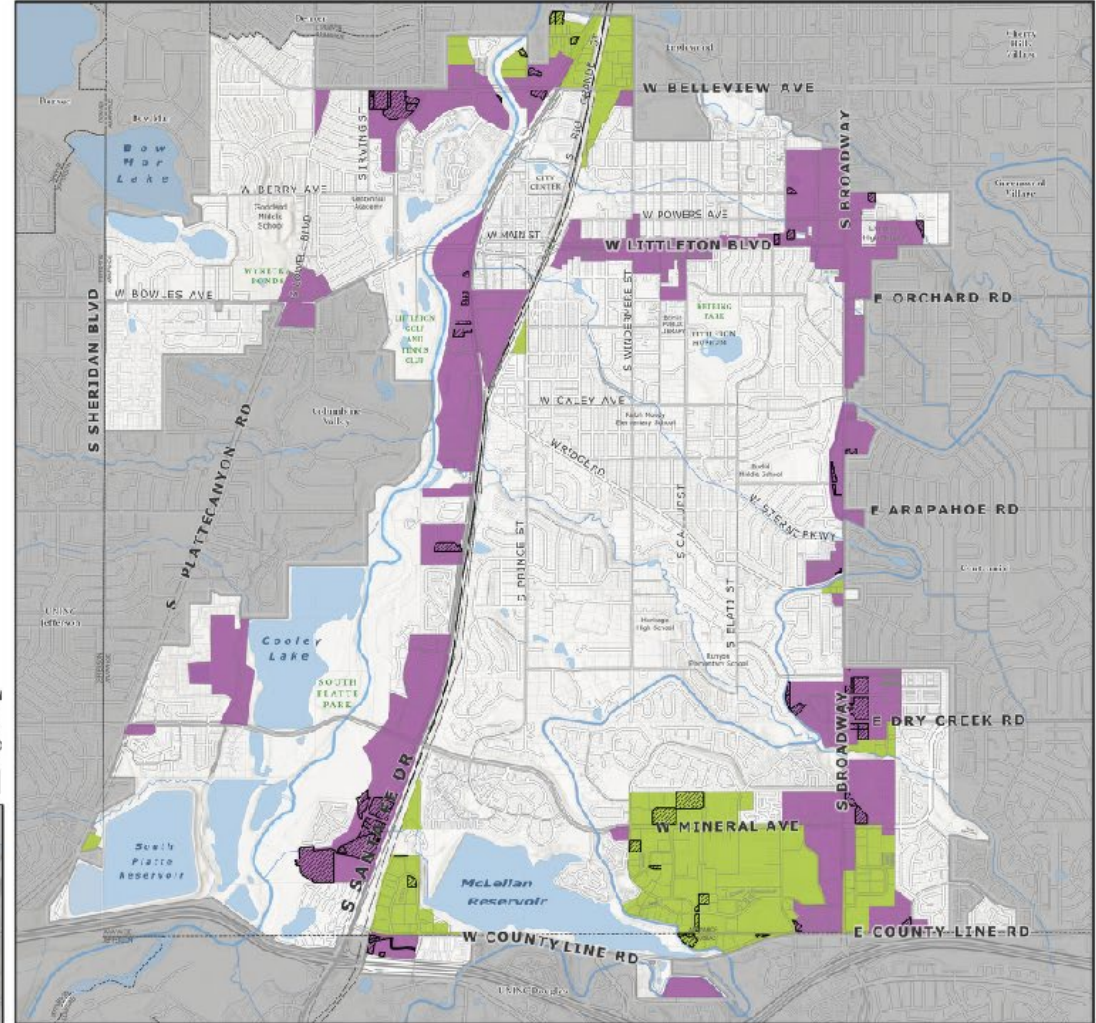
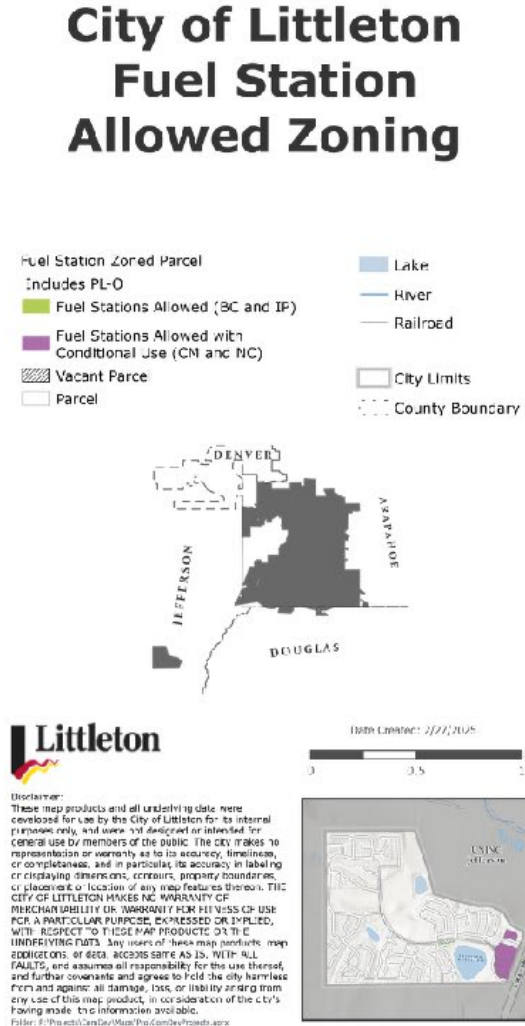
Category	Specific Use	Downtown (DT)				Corridor Mixed-Use (CM)		Neighborhood (NB)					Business and Industry (BI)		Open Space (OS)	Standards
		DNR	DTA	DMS	DMU	NC	CM	ACR	LLR	MLR	SLR	MFR	BC	IP	OS	
Vehicle Sales and Service	Fuel Sales (Retail)	--	--	--	--	CS	CS	--	--	--	--	--	P	P	--	10-1-1.4.D
	Vehicle Accessories and Parts Sales	--	--	--	--	--	P	--	--	--	--	--	--	P	--	--
	Vehicle Sales, Rental, and Leasing	--	--	--	--	--	C	--	--	--	--	--	--	P	--	--

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