

1 CITY OF LITTLETON, COLORADO

2  
3 PC RESOLUTION 03

4  
5 Series, 2026

6  
7 A RESOLUTION OF THE PLANNING COMMISSION OF  
8 THE CITY OF LITTLETON, COLORADO  
9 RECOMMENDING APPROVAL TO CITY COUNCIL OF  
10 AMENDMENTS TO THE UNIFIED LAND USE CODE  
11 REGARDING FUEL SALES

12 WHEREAS, the City Council of the City of Littleton, Colorado passed Ordinance 24-2021  
13 in October of 2021 which enacted Littleton City Code Title 10, the “Unified Land Use Code”  
14 (ULUC); and

15  
16 WHEREAS, in May of 2025, City Council enacted Ordinance 08-2025, placing a  
17 moratorium on all new applications for fuel sales (retail); and

18  
19 WHEREAS, staff conducted a study session with the planning commission regarding the  
20 proposed code text amendments regarding the land use matrix and standards for Fuel Sales (Retail)  
21 on January 26<sup>th</sup>, 2026;

22  
23 WHEREAS, on March 9, 2026, the Planning Commission held a public hearing to  
24 consider a recommendation to the Littleton City Council on the adoption of changes to the Unified  
25 Land Use Code regarding Fuel Sales (Retail).

26  
27 NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION  
28 OF THE CITY OF LITTLETON, COLORADO THAT:

29  
30 Section 1. Recommendation. The planning commission hereby recommends adoption of  
31 this ordinance amending the Unified Land Use Code as referenced in Exhibit “A,” attached hereto.

32  
33 INTRODUCED, READ, AND ADOPTED at a regularly scheduled meeting of the  
34 Planning Commission of the City of Littleton, Colorado on the 9<sup>th</sup> day of March, 2026 at 6:30 p.m.  
35 at the Littleton Center, 2255 W. Berry Avenue, Littleton Colorado.  
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ATTEST:

\_\_\_\_\_  
Wendy Shea-Tamag  
Deputy City Clerk

\_\_\_\_\_  
Jason Reynolds  
Chair

APPROVED AS TO FORM

\_\_\_\_\_  
Atasi Titlow  
Sr. Assistant City Attorney



**EXHIBIT A**

**CITY OF LITTLETON, COLORADO**

**ORDINANCE NO. XX**

**Series, 2026**

**AN ORDINANCE OF THE CITY OF LITTLETON,  
COLORADO, APPROVING A CODE TEXT AMENDMENT  
TO TITLE 10 UNIFIED LAND USE CODE REGARDING  
FUEL SALES (RETAIL)**

**WHEREAS** the City of Littleton (“City”) is a Colorado home rule municipality with all the powers and authority vested under Colorado law; and

**WHEREAS** the City of Littleton has the ability to regulate the use of land within the city in order to best protect and promote the health safety and welfare of current and future residents of the city by guiding future growth, development, and distribution of land uses within the city; and

**WHEREAS** on March 9<sup>th</sup>, 2026, the planning commission held a public hearing to consider PC Resolution 3-2026, a recommendation to the Littleton City Council on the adoption of the code text amendment, which passed \_\_ to \_\_.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LITTLETON, COLORADO, THAT:**

**Section 1:** Littleton City Code, Title 10, Table 10-1-1.3.1 Land Use Matrix is hereby amended to read as follows, by adding capitalized material and striking through deleted material, as follows. In this section, ellipses indicate material not reproduced as the Littleton City Council intends to leave that material in effect, as it now reads.

**Table 10-1-1.3.1 Land Use Matrix**

Commercial and Office Uses

...

Vehicle Sales and Services

Category	Specific Use	DNR	DTA	DMS	DMU	NC	CM	ACR	LLR	MLR	SLR	MFR	BC	IP	OS	Standards
Vehicle sales and services	Fuel Sales (Retail)	-	-	-	-	CS	CS	-	-	-	-	-	CS	CS	-	10-1-1.4.D

0

...

**Section 2:** Littleton City Code, Title 10, Section 10-1-1.4.D Commercial and Office

93 Land Uses, is hereby amended to read as follows, by adding capitalized material and striking  
94 through deleted material, as follows. In this section, ellipses indicate material not reproduced as  
95 the Littleton City Council intends to leave that material in effect, as it now reads.

96 **Section 10-1-1.4 Land Use Standards ...**

97

98 Subsec. 10-1-1.4.D Commercial and Office Land Uses

99 A. Brewery, Distillery, and Winery ...

100

101 ...

102

103 **E. Fuel Sales**

104 1. *LOCATION. FUEL SALES USE SHALL NOT BE LOCATED WITHIN 1/4 MILE OF*  
105 *ANY OTHER FUEL SALES (RETAIL) UNLESS THE PROPOSED USE IS INCLUDED*  
106 *IN THE SAME APPROVED SITE DEVELOPMENT PLAN WITH AT LEAST ONE*  
107 *FOOD MARKET OR GROCERY STORE WITH A GROSS FLOOR AREA OF 25,000*  
108 *SF OR GREATER.*

109 2. *Discontinued Use or Abandonment.* In the event the use is discontinued or abandoned:

110 A. The use shall comply with the Fire Code and all other applicable regulations  
111 concerning the abandonment of underground gasoline tanks; and

112 B. Gasoline pumps and underground storage tanks shall be removed upon  
113 abandonment or discontinuance of the use.

114 3. *Car Wash Vehicle Circulation and Stacking.* Circulation for a car wash shall be separate  
115 from the rest of the site and stacking shall comply with Subsection [10-1-3.7.C](#), *Parking*  
116 *and Loading Design.*

117 4. *Canopy Design.* Canopies over service islands shall be integral to the building design in  
118 terms of color, cladding, and roofing material.

119 5. *Wrecked and Inoperable Vehicles.* Wrecked and inoperable vehicles are prohibited on the  
120 property.

121 6. *Parking Lot.* All vehicles on the premises, other than those at the pumps or waiting for  
122 ancillary facilities, e.g., car wash, vacuum station, air pump, etc., shall be stored in a  
123 parking lot with an improved hard surface and screened as set out in Subsection [10-1-](#)  
124 [3.6.D](#), *Landscape Requirements.*

125 7. *Overnight Storage.* No overnight storage of material, merchandise, or equipment shall be  
126 permitted except within the principal building.

127 8. *Automobile Repair.* Only minor automobile repairs shall be performed within the  
128 principal building. No repair may be conducted within an accessory building.

129

130 **Section 3:** Severability. If any part, section, subsection, sentence, clause or phrase of  
131 this ordinance is for any reason held to be invalid, such invalidity shall not affect the validity of  
132 the remaining sections of this ordinance. The City Council hereby declares that it would have  
133 passed this ordinance, including each part, section, subsection, sentence, clause or phrase hereof,  
134 irrespective of the fact that one or more parts, sections, subsections, sentences, clauses or phrases  
135 may be declared invalid.

136

137 **Section 4:** Repealer. All ordinances or resolutions, or parts thereof, in conflict with

138 this ordinance are hereby repealed, provided that this repealer shall not repeal the repealer clauses  
139 of such ordinance nor revive any ordinance thereby.

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142 INTRODUCTION AS A BILL at a regularly scheduled meeting of the City Council of the  
143 City of Littleton on the \_\_\_ day of \_\_\_\_\_, 2026, passed on first reading by a vote of \_\_\_ FOR  
144 and \_\_\_ AGAINST; and ordered published by posting at Littleton Center, Bemis Library, the  
145 Municipal Courthouse and on the City of Littleton Website.

146 PUBLIC HEARING on the Ordinance to take place on the \_\_\_ day of \_\_\_\_\_,  
147 2025, in the Council Chamber, Littleton Center, 2255 West Berry Avenue, Littleton, Colorado, at  
148 the hour of 6:30 p.m., or as soon thereafter as it may be heard.

149 PASSED on second and final reading, following public hearing, by a vote of \_\_\_  
150 FOR and \_\_\_ AGAINST on the \_\_\_ day of \_\_\_\_\_, 2026 and ordered published by posting at  
151 Littleton Center, Bemis Library, the Municipal Courthouse and on the City of Littleton Website.

152 ATTEST:

153

154 \_\_\_\_\_  
155 Colleen L. Norton  
156 CITY CLERK

\_\_\_\_\_  
Kyle Schlachter  
MAYOR

157 APPROVED AS TO FORM:

158  
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161 \_\_\_\_\_  
162 Reid Betzing  
163 CITY ATTORNEY

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