

# FUEL SALES (RETAIL) CODE TEXT AMENDMENT

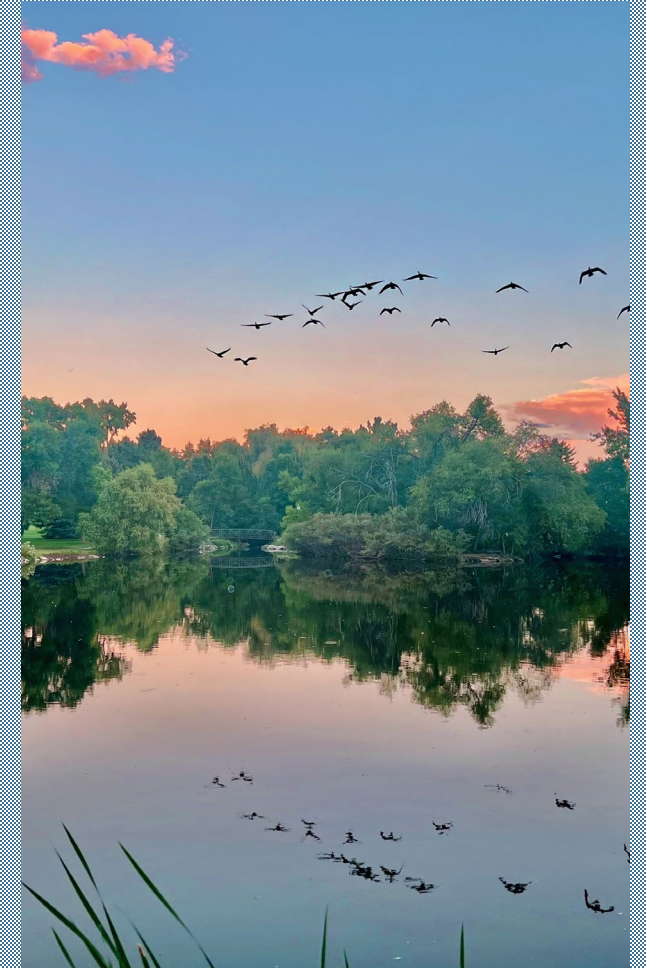
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Planning Manager

APRIL 21, 2026



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# BACKGROUND

- **April 8, 2025:** Council met during a study session to receive an overview of fuel stations within the city of Littleton and nearby areas
- **May 6, 2025:** Council approves Ordinance 08-2025 on second reading and held a public hearing approving a moratorium on new fuel station applications
- **September 16, 2025:** Council received an update on the fuel station moratorium and gave Community Development Staff the following direction:
  - Change Fuel Stations (Retail) from a permitted use in BC and IP to a conditional use.
  - Add additional development standards for Fuel Sales (Retail) to the land use code.

# BACKGROUND (CONT.)

- **November 18, 2025:** Council approves an extension on Ordinance 08-2025 for an additional 180 days
- **January 7, 2026:** Moratorium and EV Chargers are presented to the Environmental Stewardship Board (ESB)
- **March 9, 2026:** Planning Commission approved Resolution 03-2026, recommending the approval of Ordinance 07-2026

# LITTLETON'S EXISTING CODE

Fuel sales are a *permitted* use in Business Corridor and Industrial Park zoned districts

- Gas stations may be built through an administratively approved site plan process in these areas

Fuel sales are a *conditional* use in Neighborhood Commercial and Corridor Mixed zoned districts

- Gas stations require a public hearing and approval from the planning commission to be built in these areas
- There are no additional provisions that restrict gas station size or location, or that require additional amenities be provided by a station

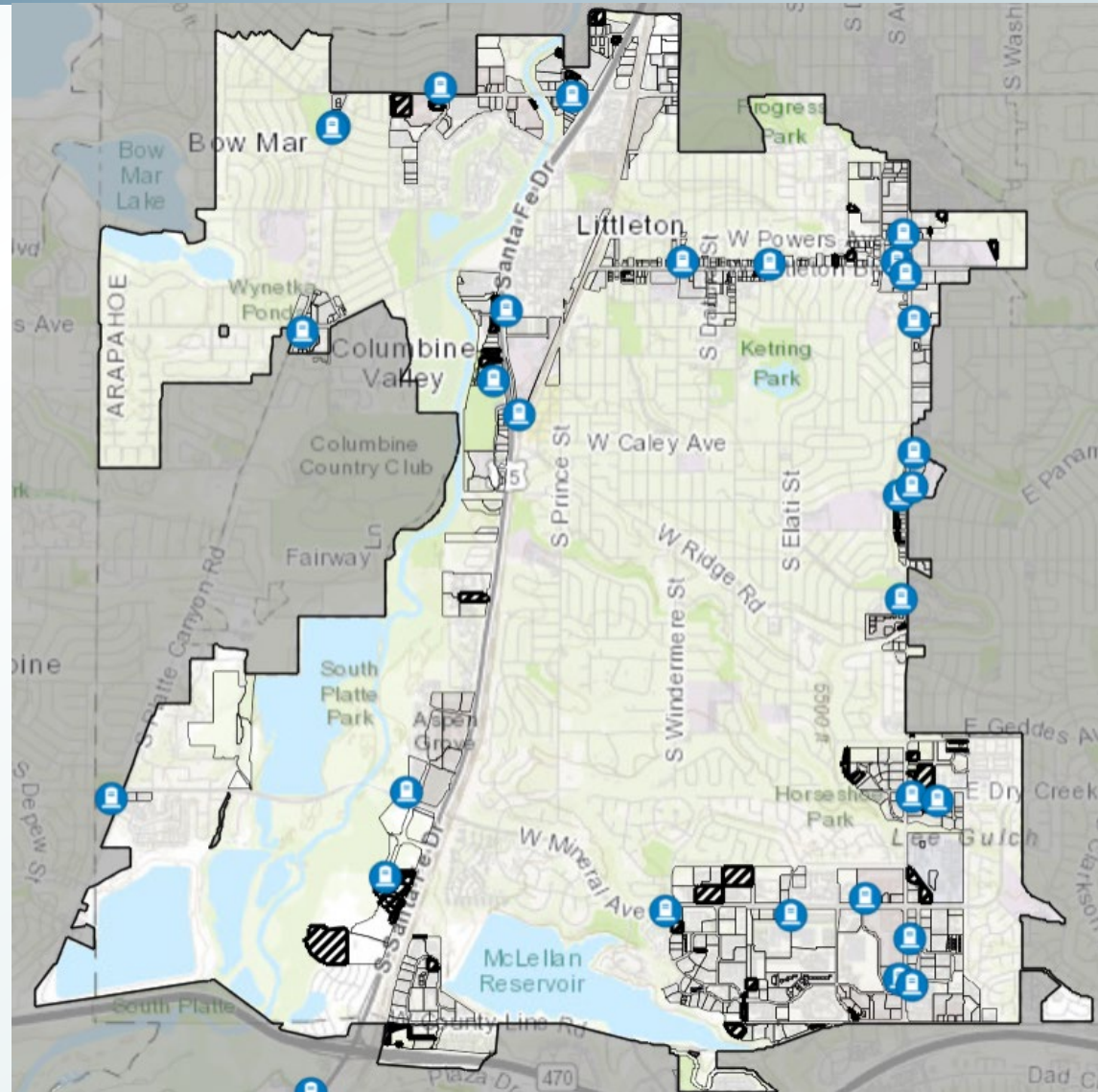


Newly constructed QuikTrip off Belleview and Santa Fe

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		
	Fuel Sales (Retail)	--	--	--	--	CS	CS	--	--	--	--	--	P	P	--	10-1-1.4.D
Vehicle Sales and Service	Vehicle Accessories and Parts Sales	--	--	--	--	--	P	--	--	--	--	--	--	P	--	--
	Vehicle Sales, Rental, and Leasing	--	--	--	--	--	C	--	--	--	--	--	--	P	--	--

# LITTLETON'S 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.



# LITTLETON'S EXISTING CONDITIONS CONTINUED

Green areas allow fuel sales.

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

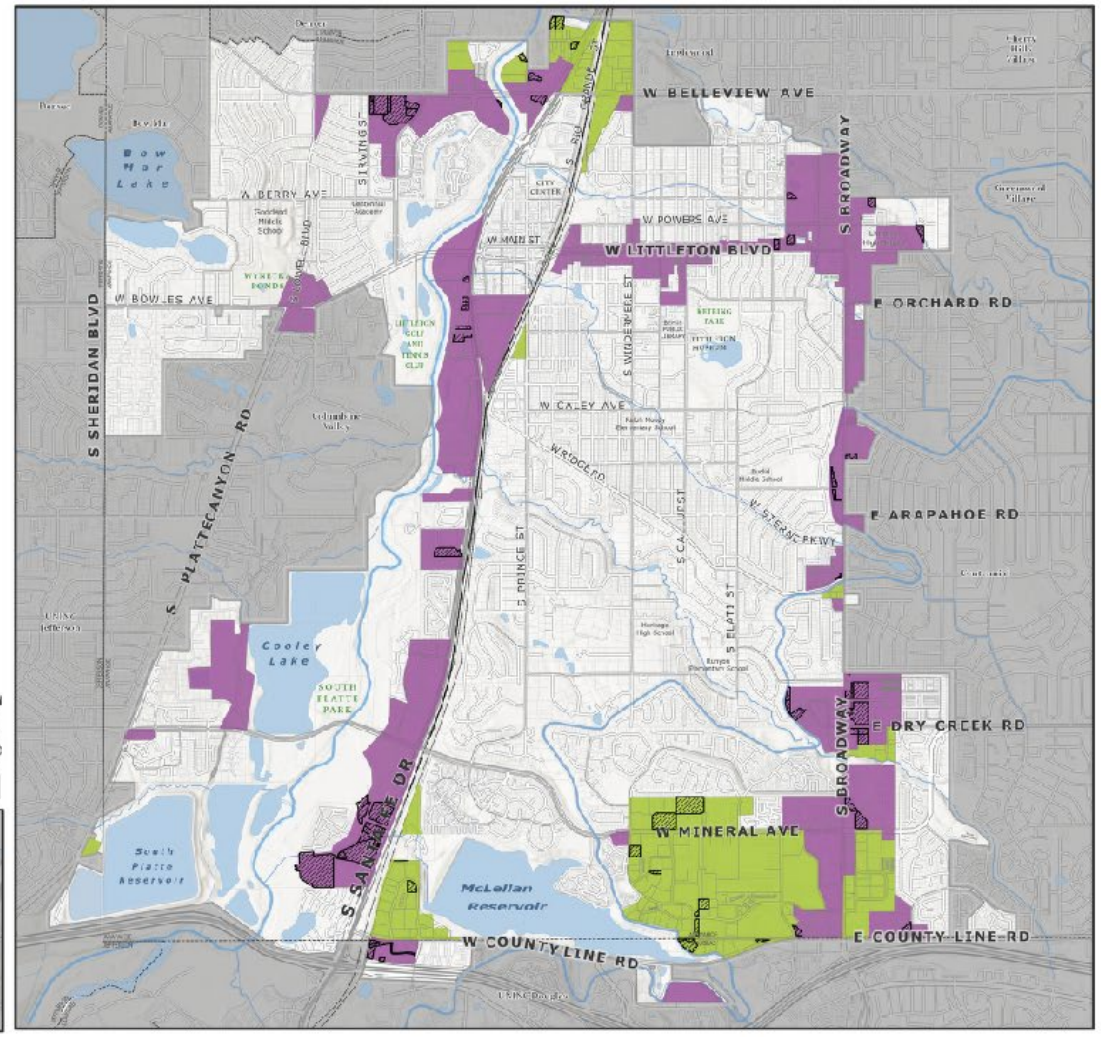
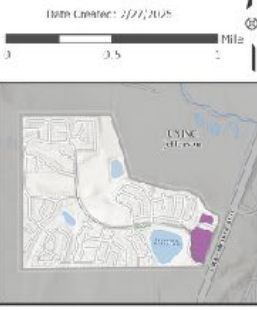
Some existing Planned Developments (PL-Os) allow or restrict fuel sales.

## City of Littleton Fuel Station Allowed Zoning

- Fuel Station Zoned Parcel Includes PL-O
- Fuel Stations Allowed (BC and IP)
- Fuel Stations Allowed with Conditional Use (CN and NC)
- Vacant Parcel
- Parcel
- Lake
- River
- Railroad
- City Limits
- County Boundary



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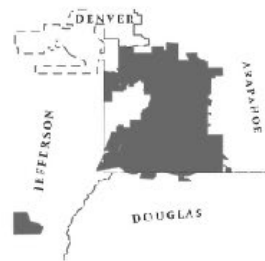
# LITTLETON'S EXISTING CONDITIONS CONTINUED

Modern fuel sales stations require approximately an acre of land to develop.

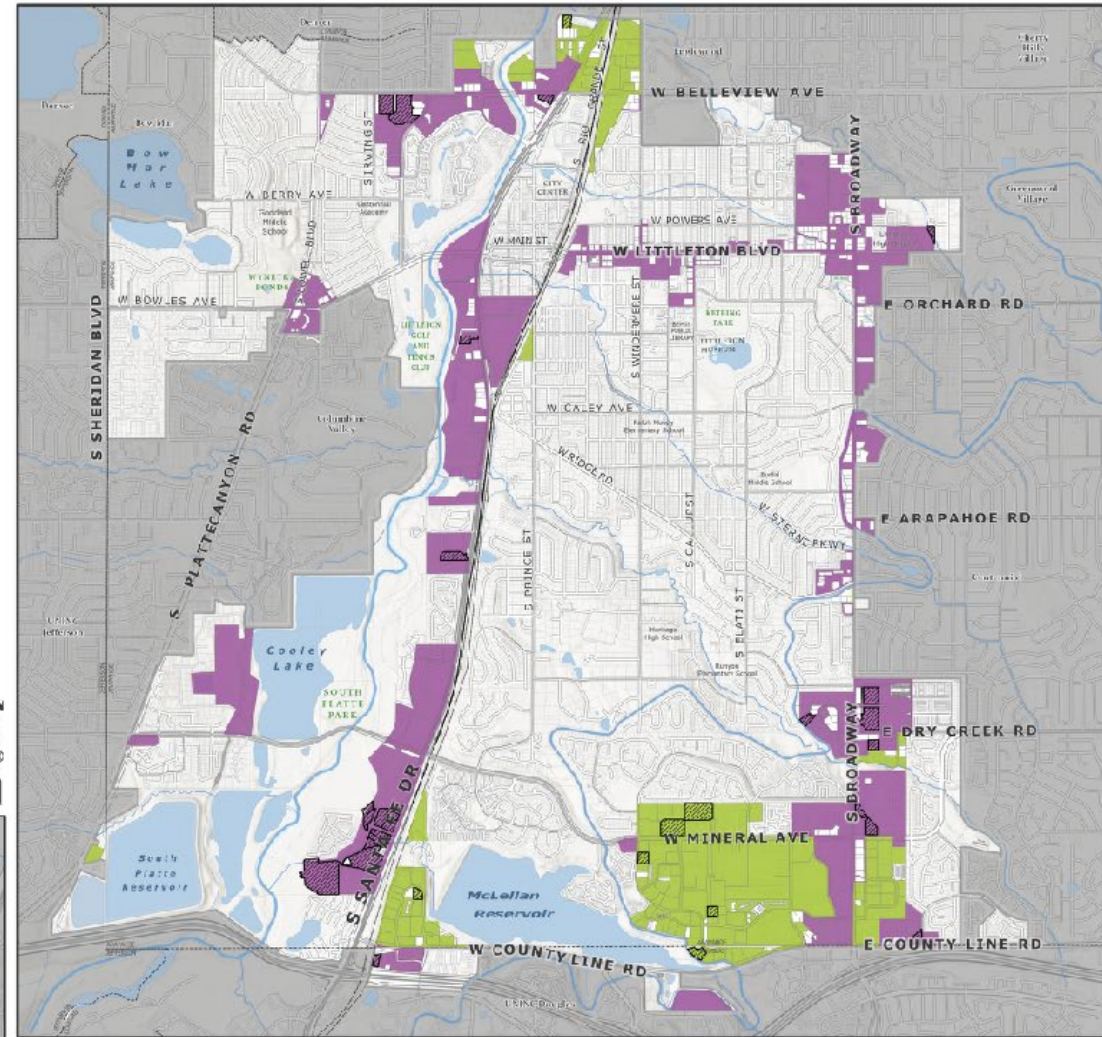
The map to the right indicates the parcels over an acre in the applicable zone districts.

## City of Littleton Fuel Station Allowed Zoning

- Fuel Station Zoned Parcel >1 acre
- Includes PL-O
- Fuel Stations Allowed (3C and IP)
- Fuel Stations Allowed with Conditional Use (CN and NC)
- Vacant Parcel >1 acre
- Parcel
- Lake
- River
- Railroad
- City Limits
- County Boundary



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# COMPARING LITTLETON TO COLORADO AND THE NATION

## Littleton:

- Population (2020 Census) – 45,652 residents
- 24 fuel stations within city limits
  - **1 Station per 1,902 residents**

## Colorado:

- Population (2020 Census) – 5,773,714 residents
- 26 fuel station per 100,000 residents
  - **1 Station per 3,846 residents**
- **Rural areas have fewer stations per capita than suburban locations resulting in a higher station per resident ratio.**



Gas station in Evergreen, Colorado

# PROPOSED CODE TEXT AMENDMENTS

# CONDITIONAL USE IN BC/IP

Littleton allows for gas stations in most commercial and all industrial districts

- Stations only require special approval in Corridor-Mixed Use districts. With this text amendment, this requirement will be extended to stations in the Business and Industry Use districts.

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	Car Wash	--	--	--	--	C	P	--	--	--	--	--	P	P	--	--
	Equipment and Machinery Sales and Rental	--	--	--	--	--	C	--	--	--	--	--	--	P	--	--
	Fuel Sales (Retail)	--	--	--	--	CS	CS	--	--	--	--	--	<del>P</del> CS	<del>P</del> CS	--	10-1-1.4.D
	Vehicle Accessories and Parts Sales	--	--	--	--	--	P	--	--	--	--	--	--	P	--	--
	Vehicle Sales, Rental, and Leasing	--	--	--	--	--	C	--	--	--	--	--	--	P	--	--

# MODIFYING FUEL SALE STANDARDS

Littleton allows for gas stations to be built next to existing gas stations with no buffer

- Staff proposes a text amendment to add a ½ mile buffer between existing gas stations and new development. This buffer is modelled after similar buffers in place in neighboring jurisdictions such as Lakewood and Denver. The buffer is bigger than the one in both Lakewood and Denver.

Proposed new text (in red):

## **E. Fuel Sales.**

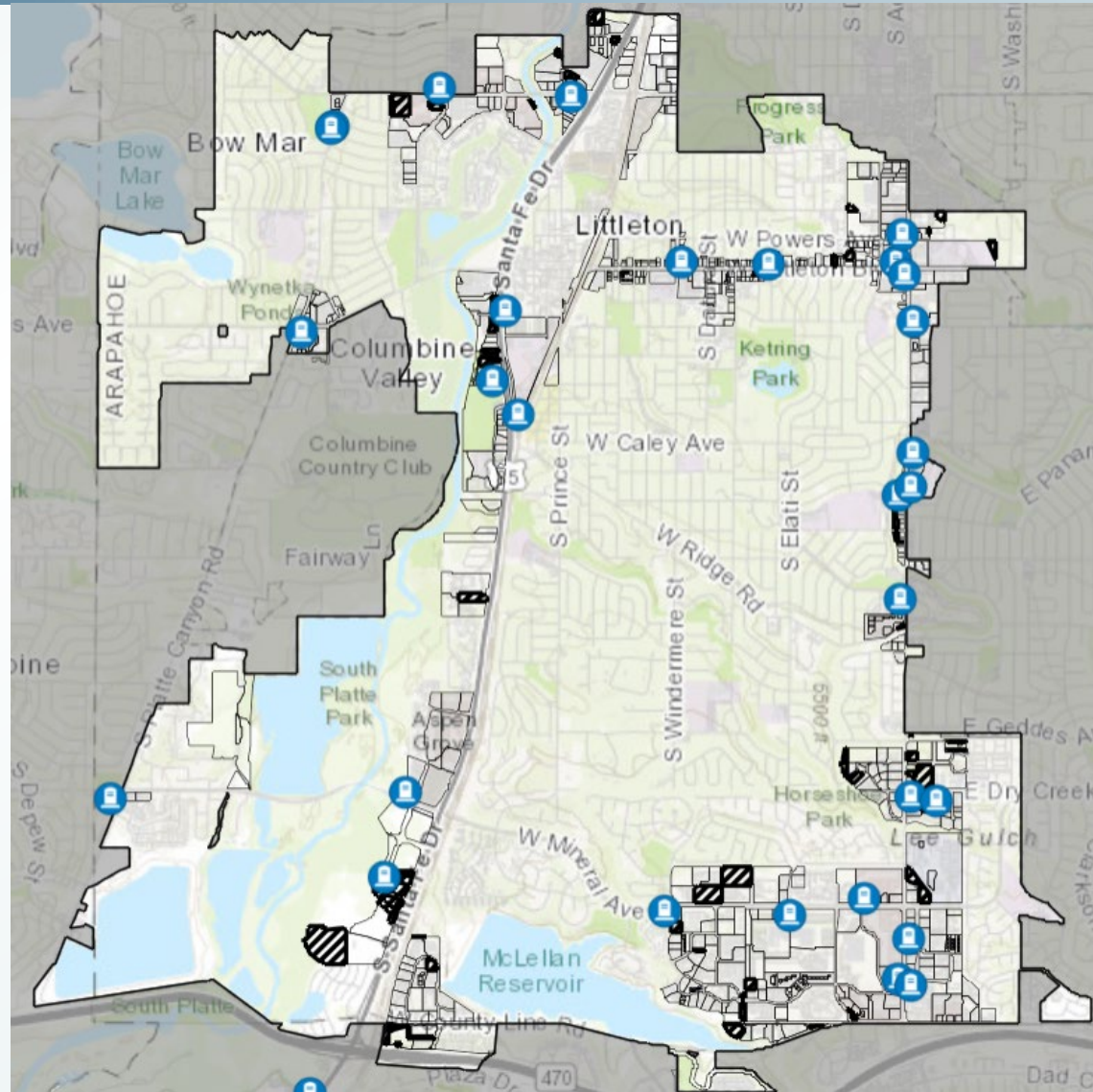
- 1. *Location*** The use shall not be located within 1/2 mile of any other Fuel Sales (Retail) unless the proposed use is included in the same approved Site Development Plan with at least one Food Market or Grocery Store with a gross floor area of 25,000 sf or greater.

# MODIFYING FUEL SALE STANDARDS

Existing Zoning

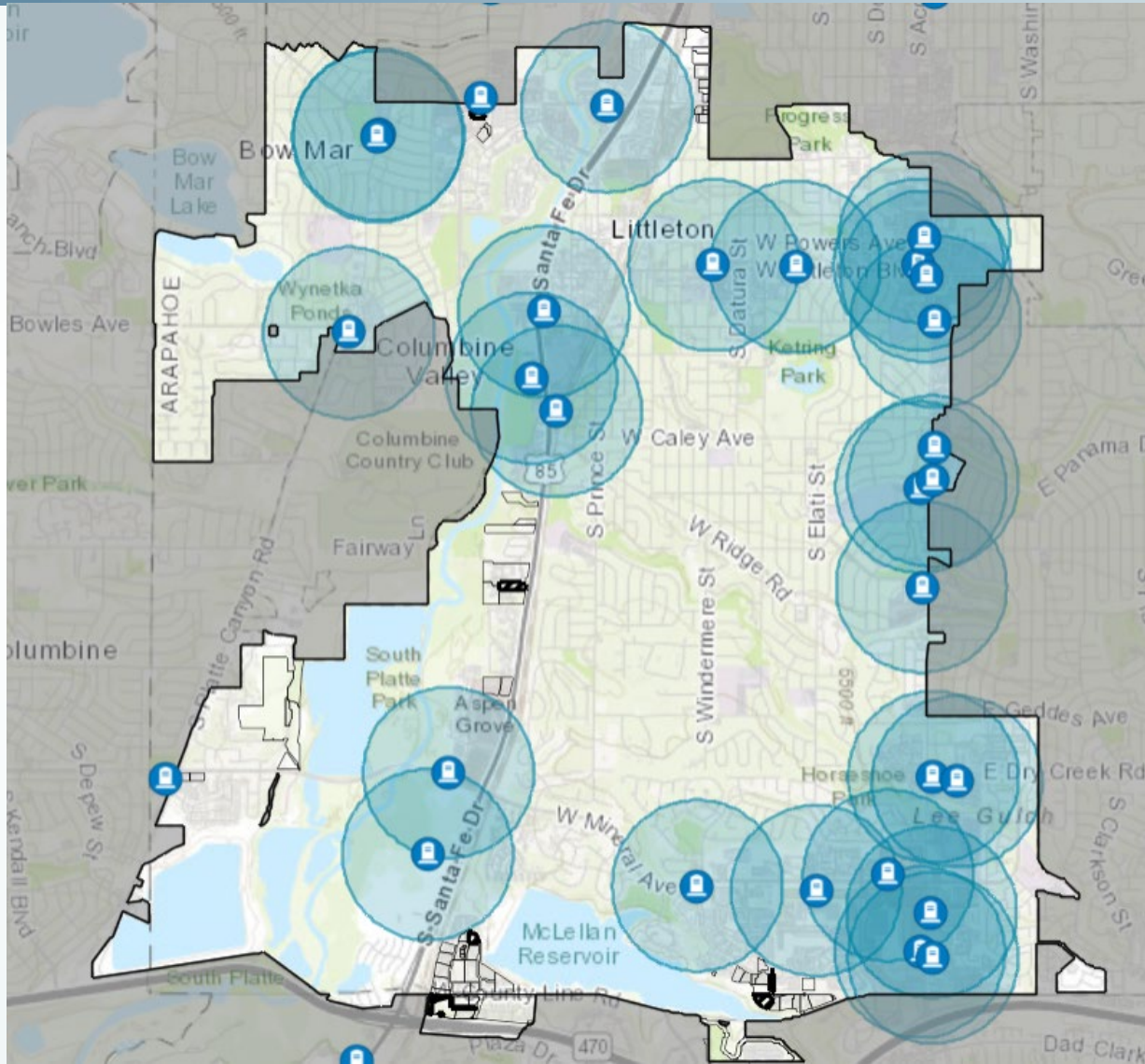
Outlined parcels allow fuel sales.

Blue icons are fueling stations



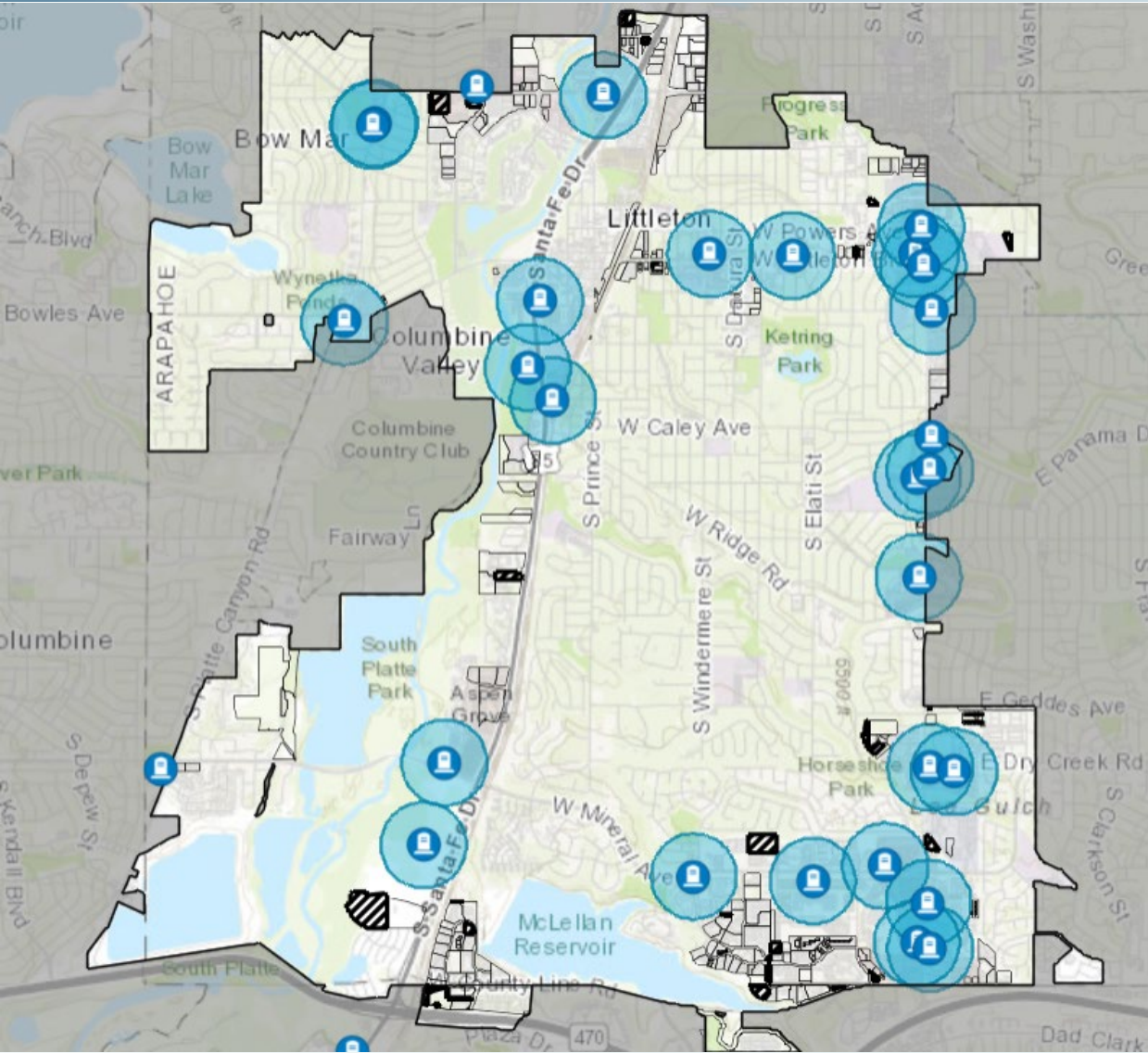
# MODIFYING FUEL SALE STANDARDS

Allowed Parcels  
Fuel Sales (Retail)  
with ½ Mile Zoning  
Buffer



# MODIFYING FUEL SALE STANDARDS

Allowed Parcels  
Fuel Sales (Retail)  
with ¼ Mile Zoning  
Buffer



# MODIFYING FUEL SALE STANDARDS

## Comparing ¼ mile and ½ mile buffers for gas stations

	Number of Fuel Site Parcels	>1 Acre Only (All Uses)	Vacant Only (All Sizes)	>1 Acre AND Vacant
Entire City	1,104	344	73	27
Outside ¼ Mile	557	160	38	14
Outside ½ Mile	101	61	16	6

## [Fuel Station Allowed Zoning Map](#)

This buffer is larger than the city of Denver's buffer (which is a ¼ mile) and the city of Lakewood's buffer (which is 1000 ft, a ½ mile is 2640 ft).

# MODIFYING FUEL SALE STANDARDS

Staff also proposes the following exemption to this buffer:

## **E. Fuel Sales.**

**1. *Location*** The use shall not be located within 1/2 mile of any other Fuel Sales (Retail) unless the proposed use is included in the same approved Site Development Plan with at least one Food Market or Grocery Store with a gross floor area of 25,000 sf or greater.

- This is modelled after similar exemptions in jurisdictions such as Louisville, Denver, and Arvada.
- This was added to give a pathway for the development of grocery stores within the City of Littleton.

# POTENTIAL ACTIONS

## **STAFF RECOMMENDATION:**

Staff recommends approval of Ordinance 07-2026.

## **ALTERNATIVES:**

City Council may request revisions to the proposed ordinance, deny the proposed ordinance, or continue the hearing on the ordinance to a later date.