

FUEL SALES (RETAIL) CODE TEXT AMENDMENT

Rachel Vigil

Planner 1

Jerad Chipman, AICP

Planning Manager

MARCH 9, 2026

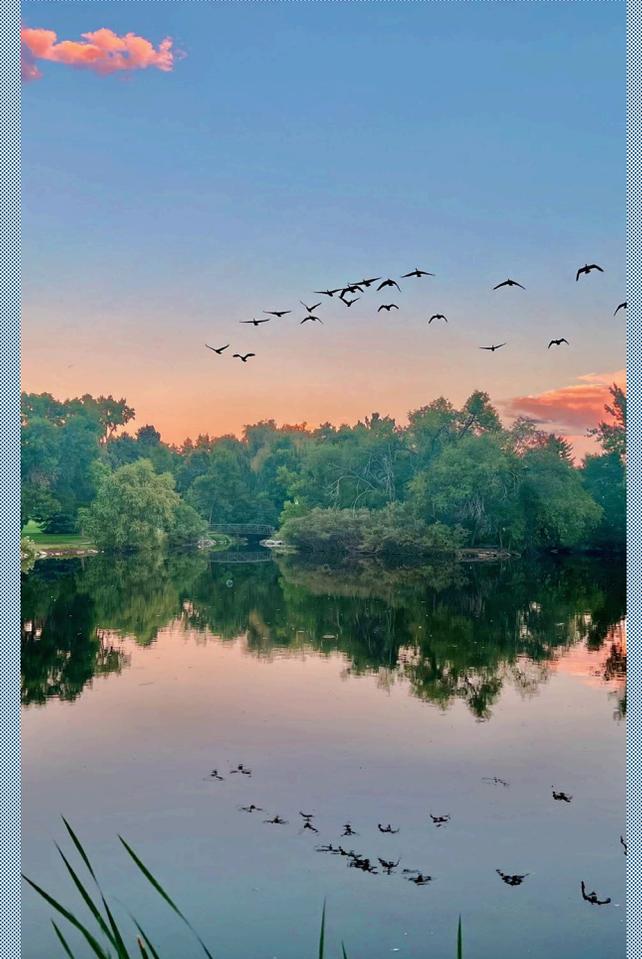


TABLE OF CONTENTS

- Background
- Littleton's Existing Code and Conditions
- Proposed Code Amendments
 - Conditional Use in Business Center/Industrial Park
 - Standards
- Potential Actions

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
- **April 15, 2025:** Council approved Ordinance 08-2025 on first reading approving a moratorium on new fuel station applications
- **May 6, 2025:** Council approves Ordinance 08-2025 on second reading and held a public hearing
- **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)

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

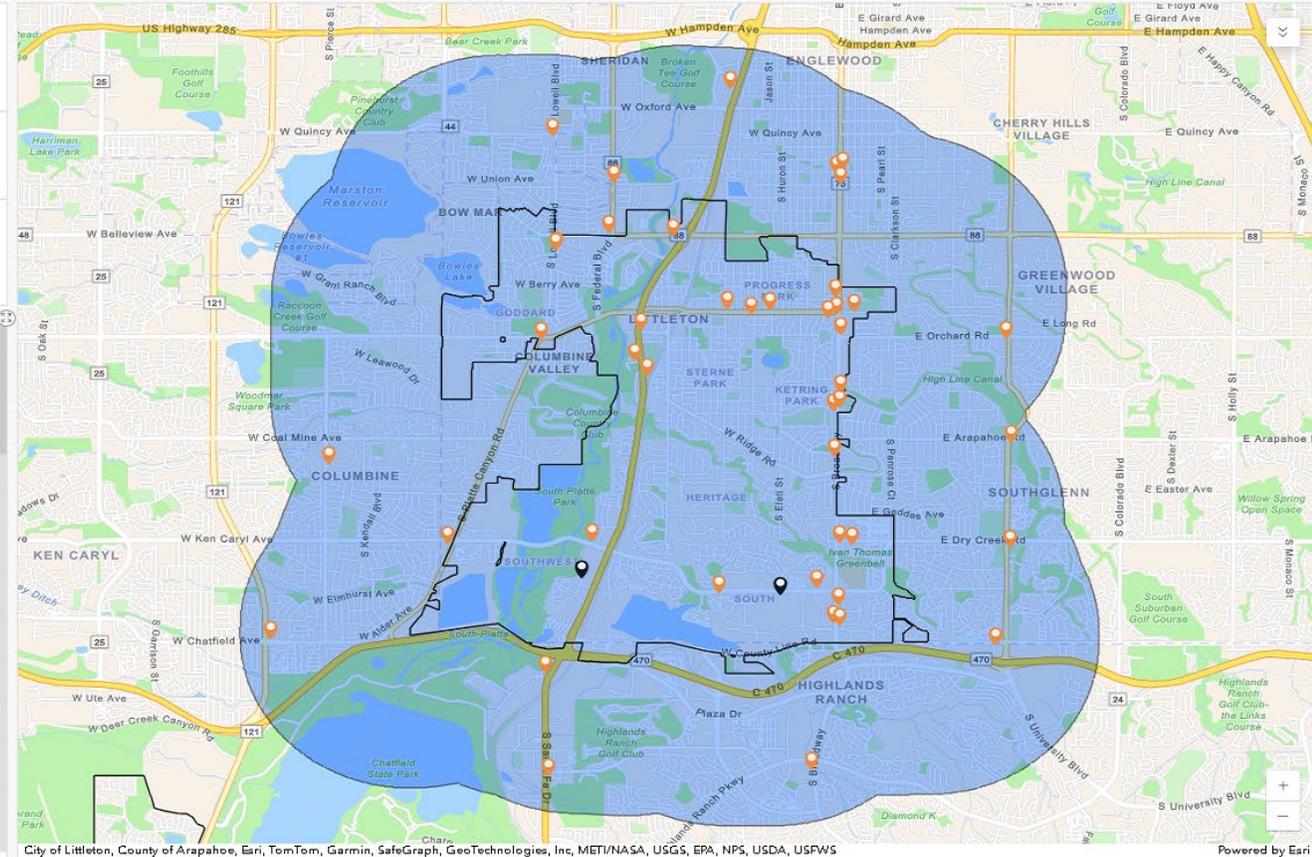
Table 10-1-1.3.1 Land Use Matrix																
Category	Specific Use	Downtown (DT)				Corridor Mixed-Use (CM)		Neighborhood (NB)					Business and Industry (BI)		Open Space (OS)	Standards
		DNR	DTA	DMS	DMU	NC	CM	ACR	LLR	MLR	SLR	MFR	BC	IP		
	Fuel Sales (Retail)	--	--	--	--	CS	CS	--	--	--	--	--	P	P	--	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.

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	-----



City of Littleton, County of Arapahoe, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, USFWS
Powered by Esri

LITTLETON'S EXISTING CONDITIONS CONTINUED

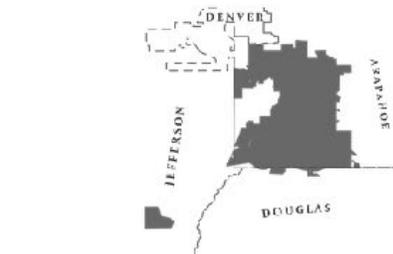
Green areas allow fuel sales.

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

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

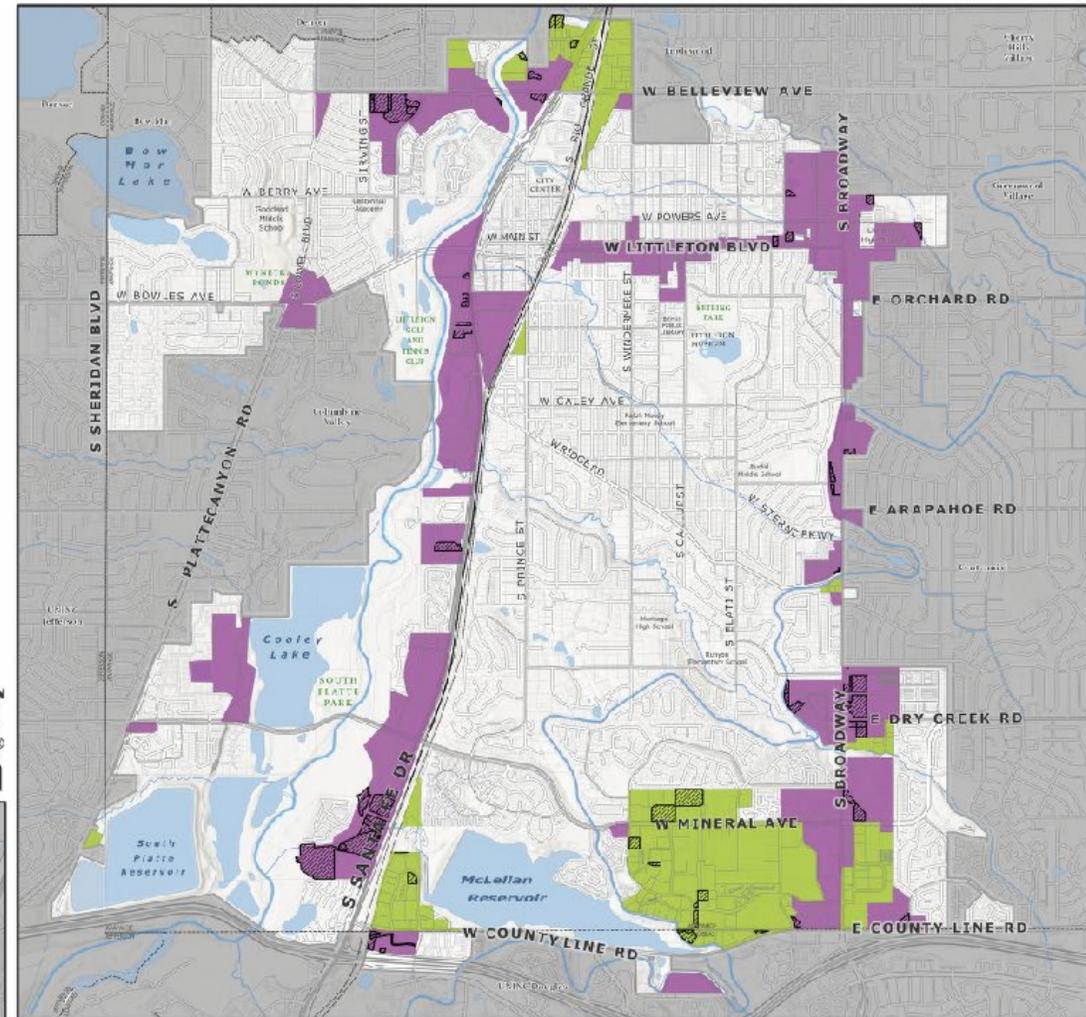
City of Littleton Fuel Station Allowed Zoning

-  Fuel Stations Allowed (BC and IP)
-  Fuel Stations Allowed with Conditional Use (CU and NC)
-  Vacant Parcel
-  Parcel
-  Lake
-  River
-  Railroad
-  City Limits
-  County Boundary



Disclaimer:
 These map products and all underlying data were developed for use by the City of Littleton for its internal purposes only, and were not designed or intended for general use by members of the public. The City makes no representation or warranty as to its accuracy, timeliness, or completeness, and in particular its accuracy in labeling or displaying street names, contours, property boundaries, or placement or location of any map features thereon. THE CITY OF LITTLETON MAKES NO WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY USE, INCLUDING FOR A PARTICULAR PURPOSE, EXPRESSED OR IMPLIED, WITH RESPECT TO THESE MAP PRODUCTS OR THE UNDERLYING DATA. Any users of these map products map inaccuracies or data access errors. AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold the city harmless from and against all damage, loss, or liability arising from any use of this map product, in consideration of the city's having made this information available.

File#: P:\Projects\GIS\Map\MapProducts\Products.aprx



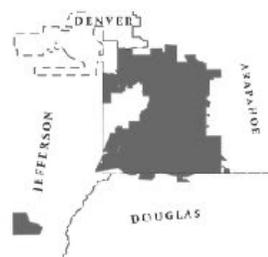
LITTLETON'S EXISTING CONDITIONS CONTINUED

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

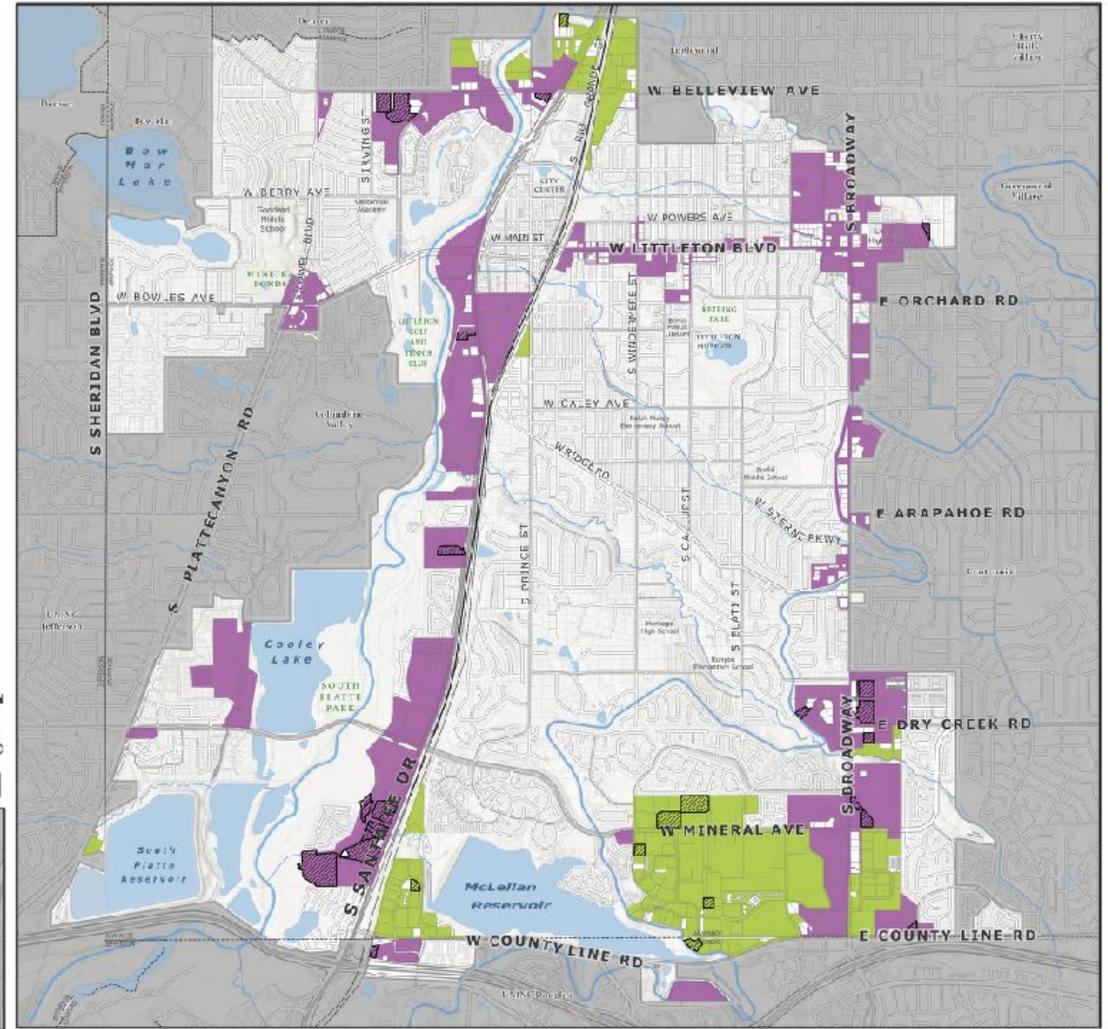
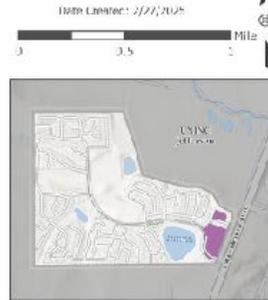
The map to the right indicates the parcels over an acre in the applicable zone districts.

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



Disclaimer:
These map products and all underlying data were developed for use by the City of Littleton for its internal purposes only, and were not designed or intended for general use by members of the public. The City makes no representation or warranty as to its accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying streets, contours, property boundaries, or placement or location of any map features thereon. THE CITY OF LITTLETON MAKES NO WARRANTY OF MERCHANTABILITY OR WORKMANSHIP FOR ANY USE OF THIS PRODUCT FOR A PARTICULAR PURPOSE, EXPRESSED OR IMPLIED, WITH RESPECT TO THESE MAP PRODUCTS OR THE UNDERLYING DATA. Any user of these maps warrants, represents, and agrees to hold the City harmless from and against all claims, loss, or liability arising from any use of this map product, in consideration of the City's having made this information available.



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	--	--	--	--	--	P CS	P 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 ¼ 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.

Proposed new text (in red):

E. Fuel Sales.

- 1. *Location*** The use shall not be located within 1/4 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.
- 2. *Discontinued Use or Abandonment.*** In the event the use is discontinued or abandoned:
 - a.** The use shall comply with the Fire Code and all other applicable regulations concerning the abandonment of underground gasoline tanks; and
 - b.** Gasoline pumps and underground storage tanks shall be removed upon abandonment or discontinuance of the use.

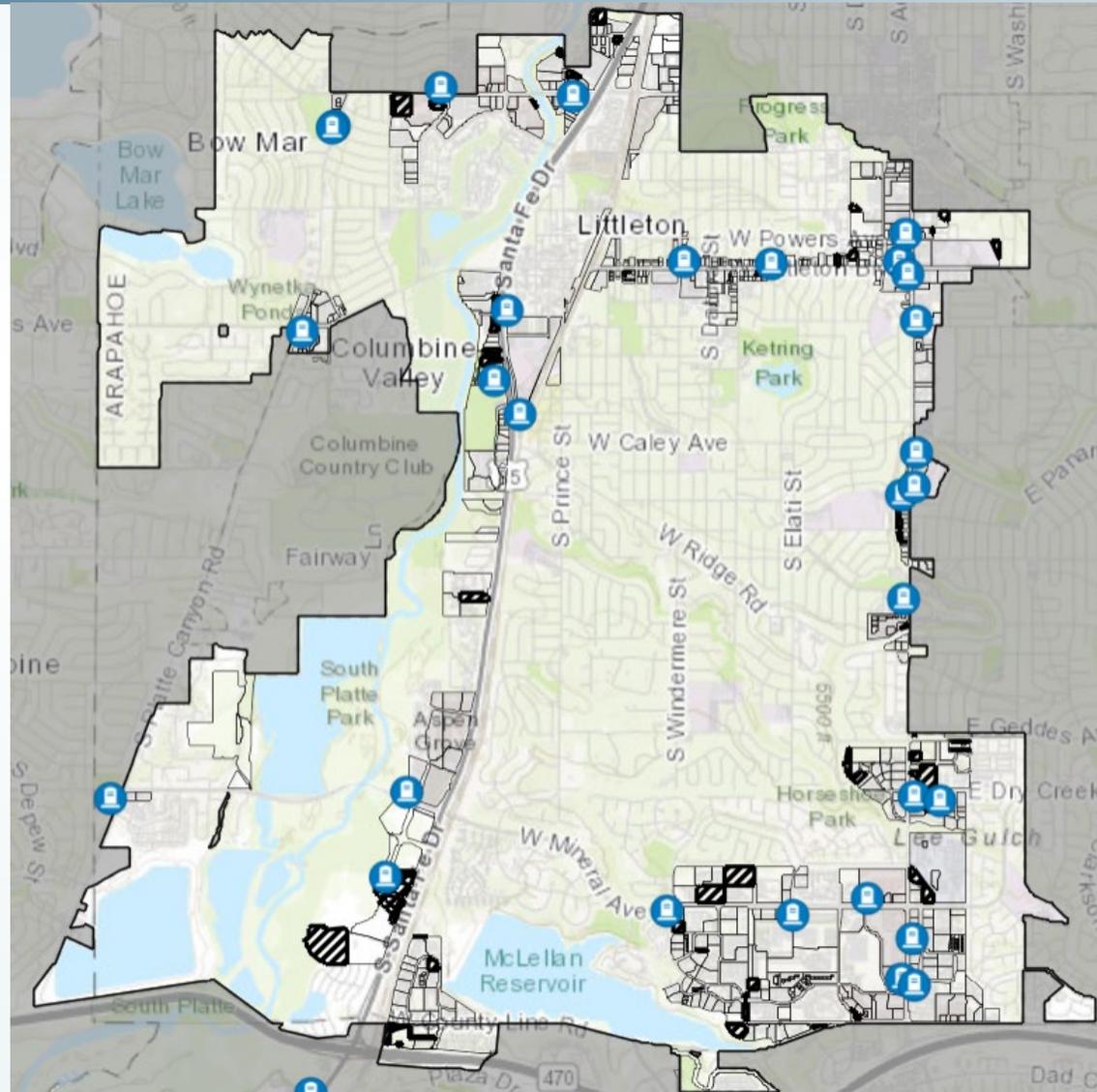


MODIFYING FUEL SALE STANDARDS

Existing Zoning

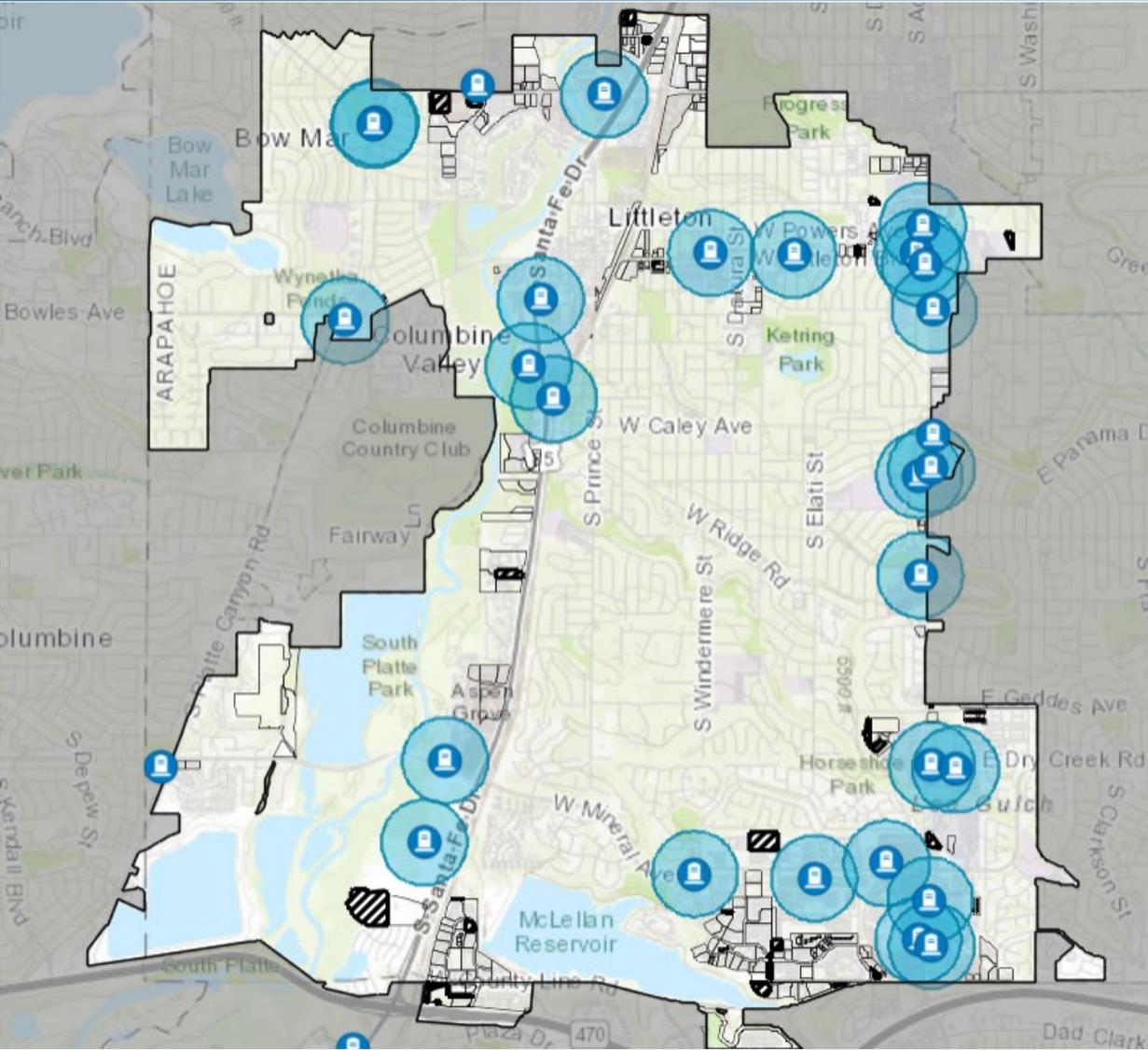
Outlined parcels
allow fuel sales.

Blue icons are
fueling stations



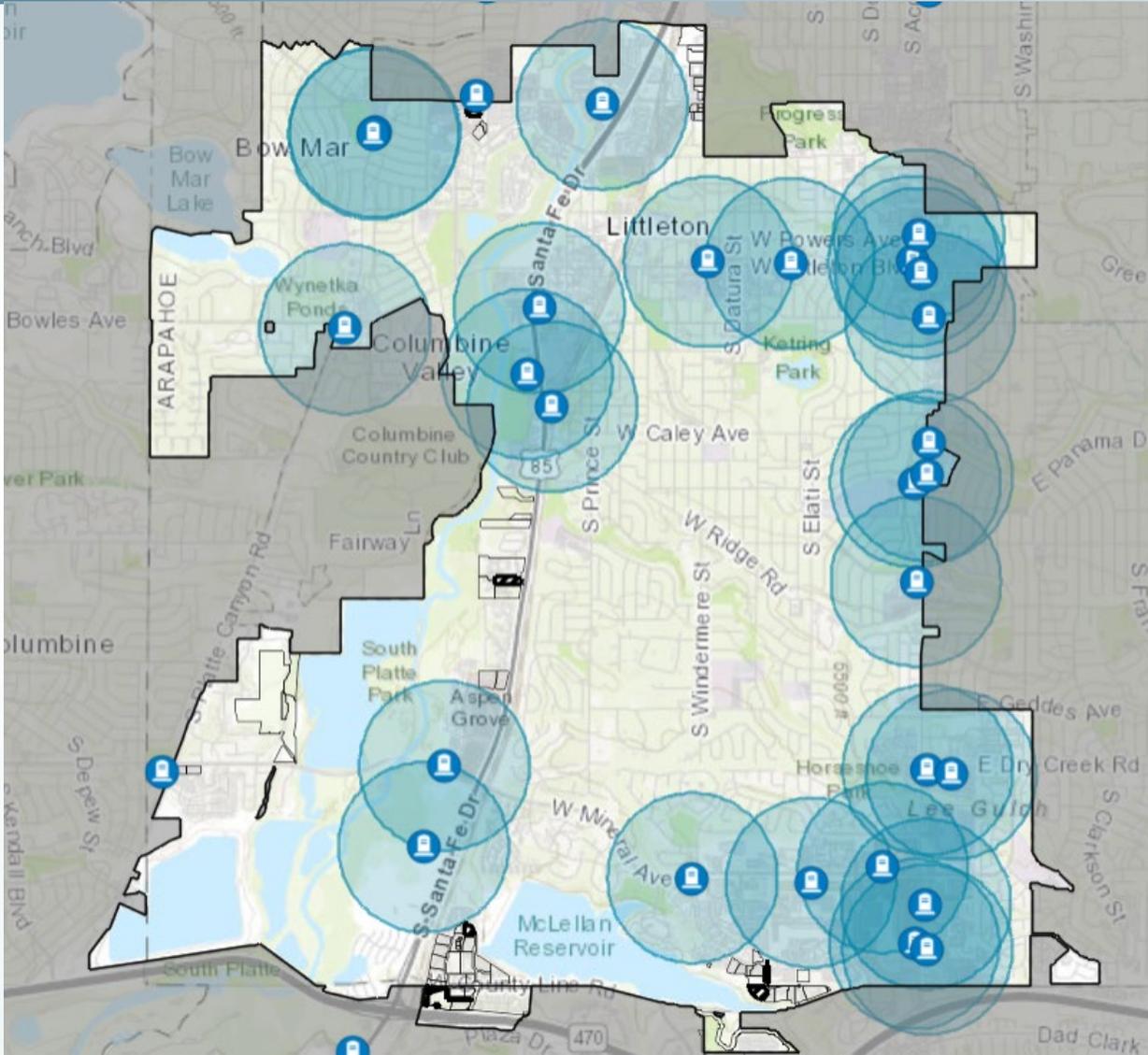
MODIFYING FUEL SALE STANDARDS

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



MODIFYING FUEL SALE STANDARDS

Allowed Parcels
Fuel Sales (Retail)
with ½ 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

After comparing the two potential buffers, staff has decided to recommend the ¼ mile buffer, as it creates space between gas stations without restricting them from most parts of the city. This buffer is comparable to the city of Denver's buffer (which is a ¼ mile) and the city of Lakewood's buffer (which is 1000 ft, a ¼ mile is 1320 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 1/4 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.
2. *Discontinued Use or Abandonment.* In the event the use is discontinued or abandoned:
 - a. The use shall comply with the Fire Code and all other applicable regulations concerning the abandonment of underground gasoline tanks; and
 - b. Gasoline pumps and underground storage tanks shall be removed upon abandonment or discontinuance of the use.

- 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 the proposed amendments to Title 10, Chapter 1, Article 1 as outlined in Resolution 03-2026.

ALTERNATIVES:

Planning commission may recommend approval, approval with amendments, or denial of the code text amendments.