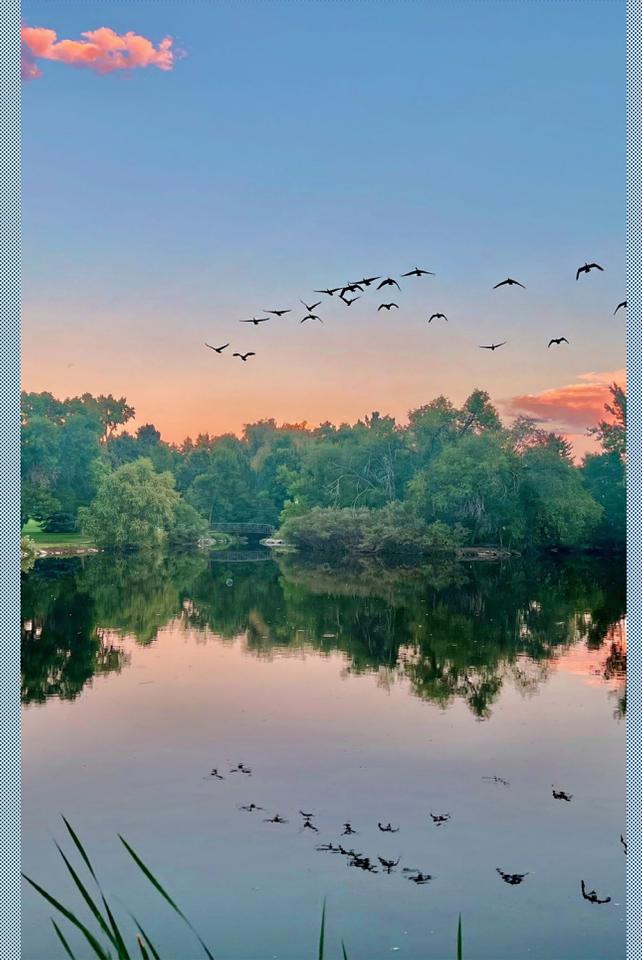


FUEL SALES (RETAIL)/GAS STATION DISCUSSION

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APRIL 8, 2025



AGENDA

Introduction

Existing Conditions

Current Development Process

Options for City Council Action

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.

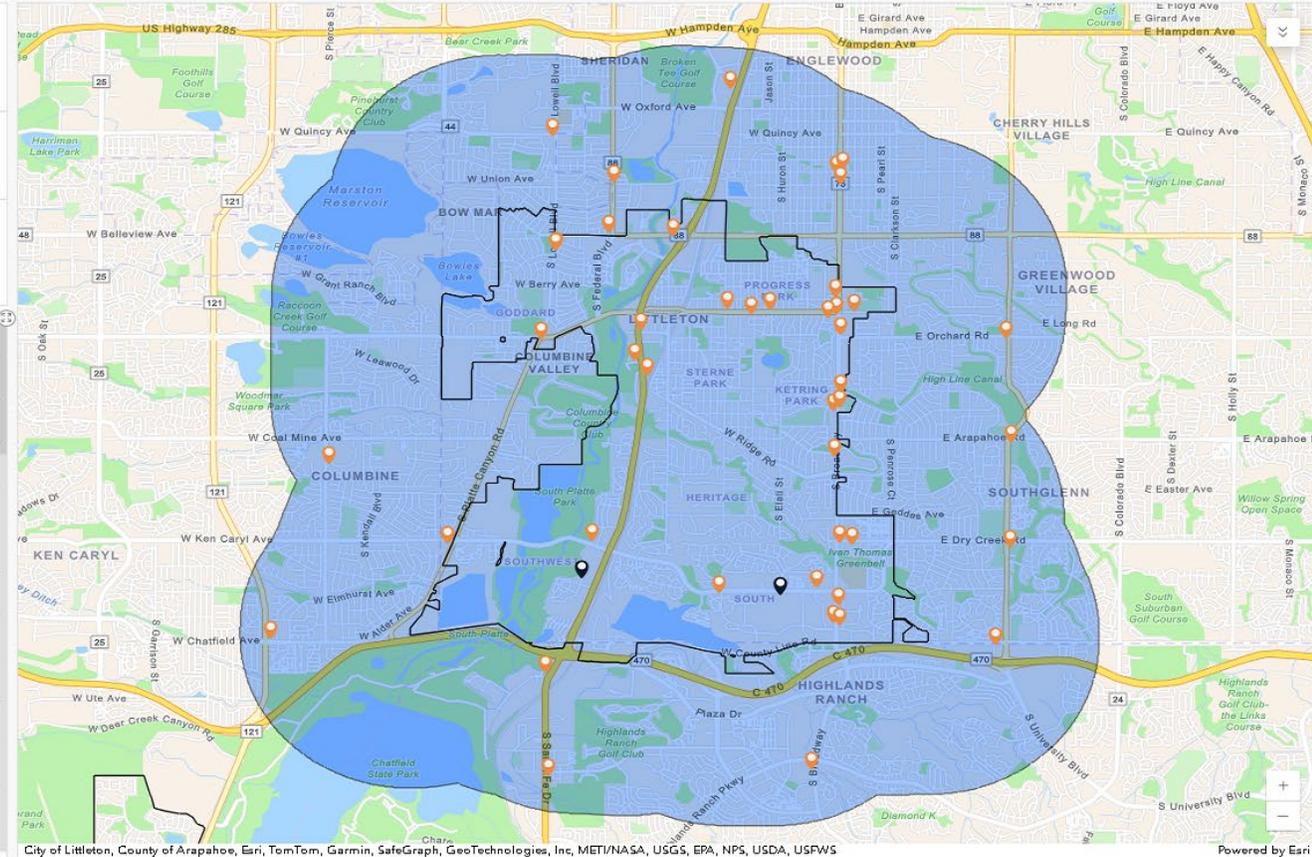
Denver and Lakewood have placed moratoriums on gas station developments.

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	-----



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EXISTING CONDITIONS CONTINUED

Projects in the queue (either approved or near approval):

Quick Trip on Sante Fe

Costco Gas Station

Inquiries:

Planning staff has received one new gas station development inquiry.

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)

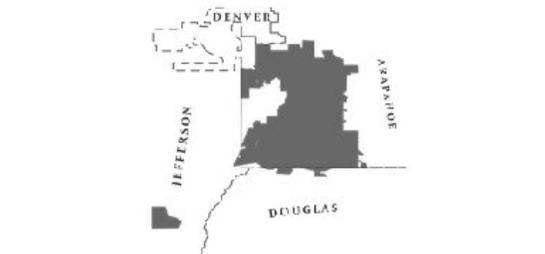
Green areas allow fuel sales.

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

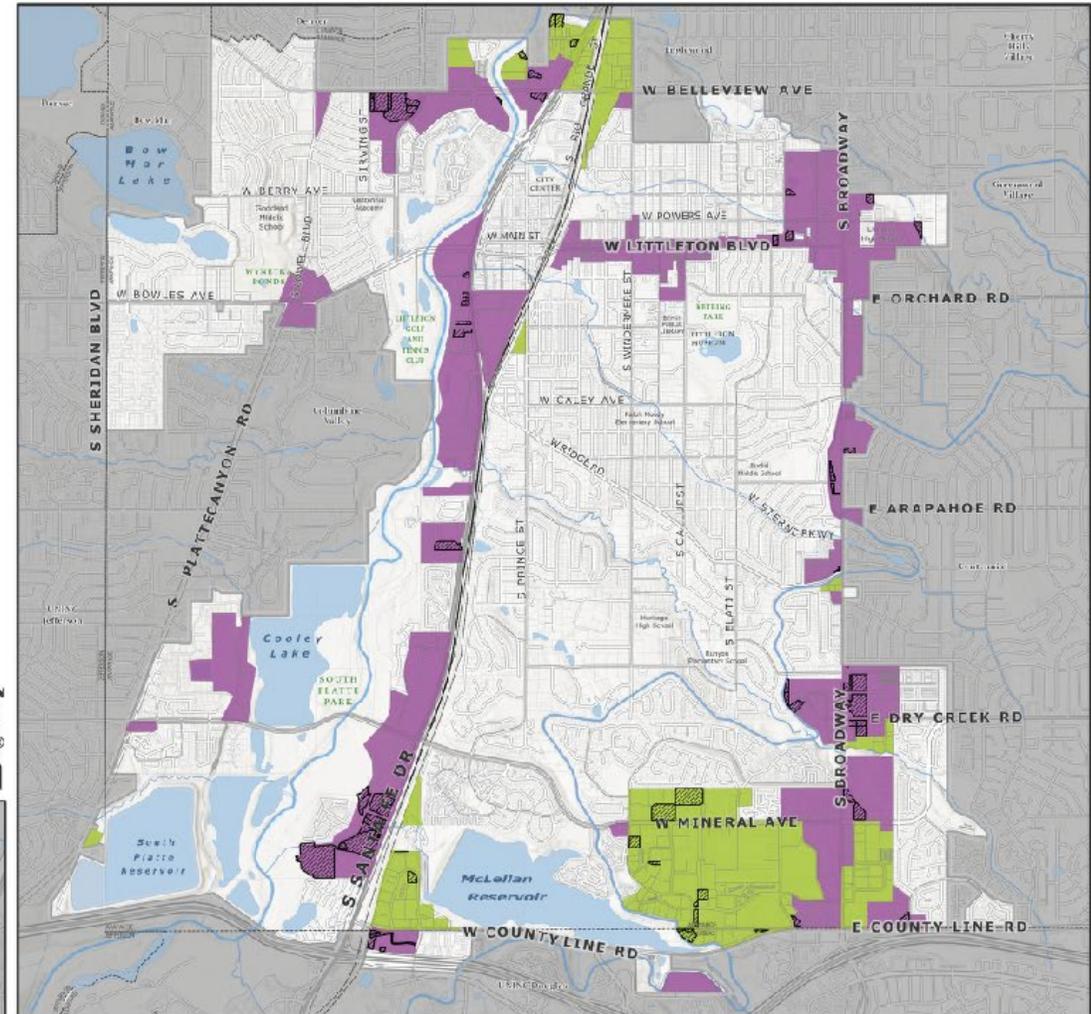
Some existing Planned Developments (PL-Os) allow or restrict fuel sales.

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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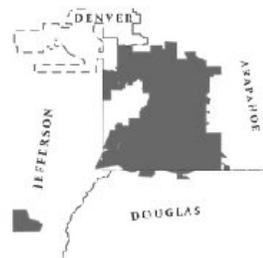
CURRENT DEVELOPMENT PROCESS (CONTINUED)

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.

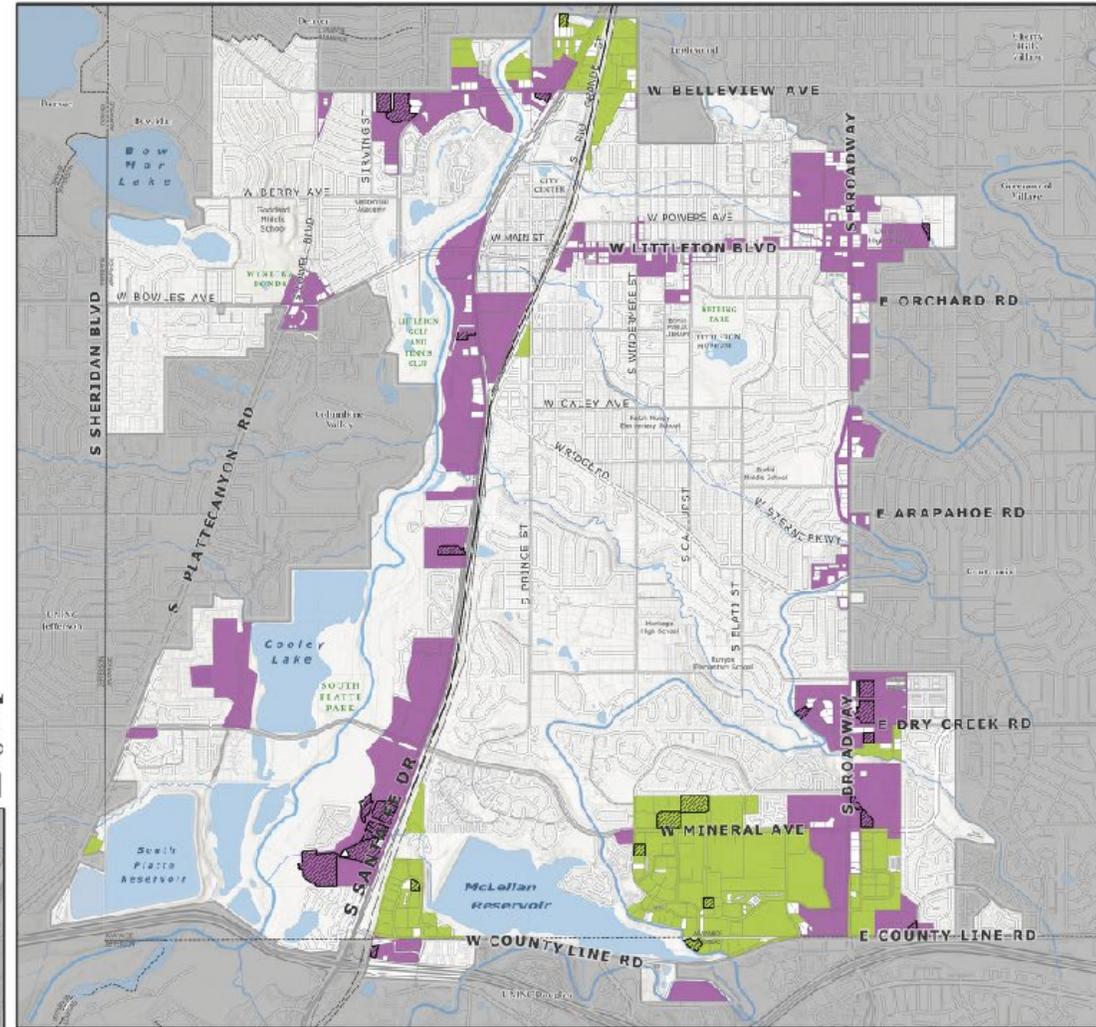
City of Littleton Fuel Station Allowed Zoning

- 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
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- Railroad
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OPTIONS FOR CITY COUNCIL ACTION

- ❖ Maintain current city regulations (limited to two zone districts or as a conditional use).
- ❖ Prohibition of fuel sales.
- ❖ Developing more restrictive standards:
 - Further narrow the zone districts that the use is allowed in as permitted or conditional.
 - Introduce buffers that would not allow additional fuel sales within a certain distance from another fuel sales center.
 - A moratorium would provide time to study and create recommendations for more restrictive standards.

OPTIONS FOR CITY COUNCIL ACTION

What is a moratorium?

- A moratorium prohibits development applications regarding a specific topic, for a set period of time, with the intent that the municipality drafts regulations addressing the topic.

DISCUSSION