

FUEL SALES (RETAIL)CODE TEXT AMENDMENT

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Planner 1

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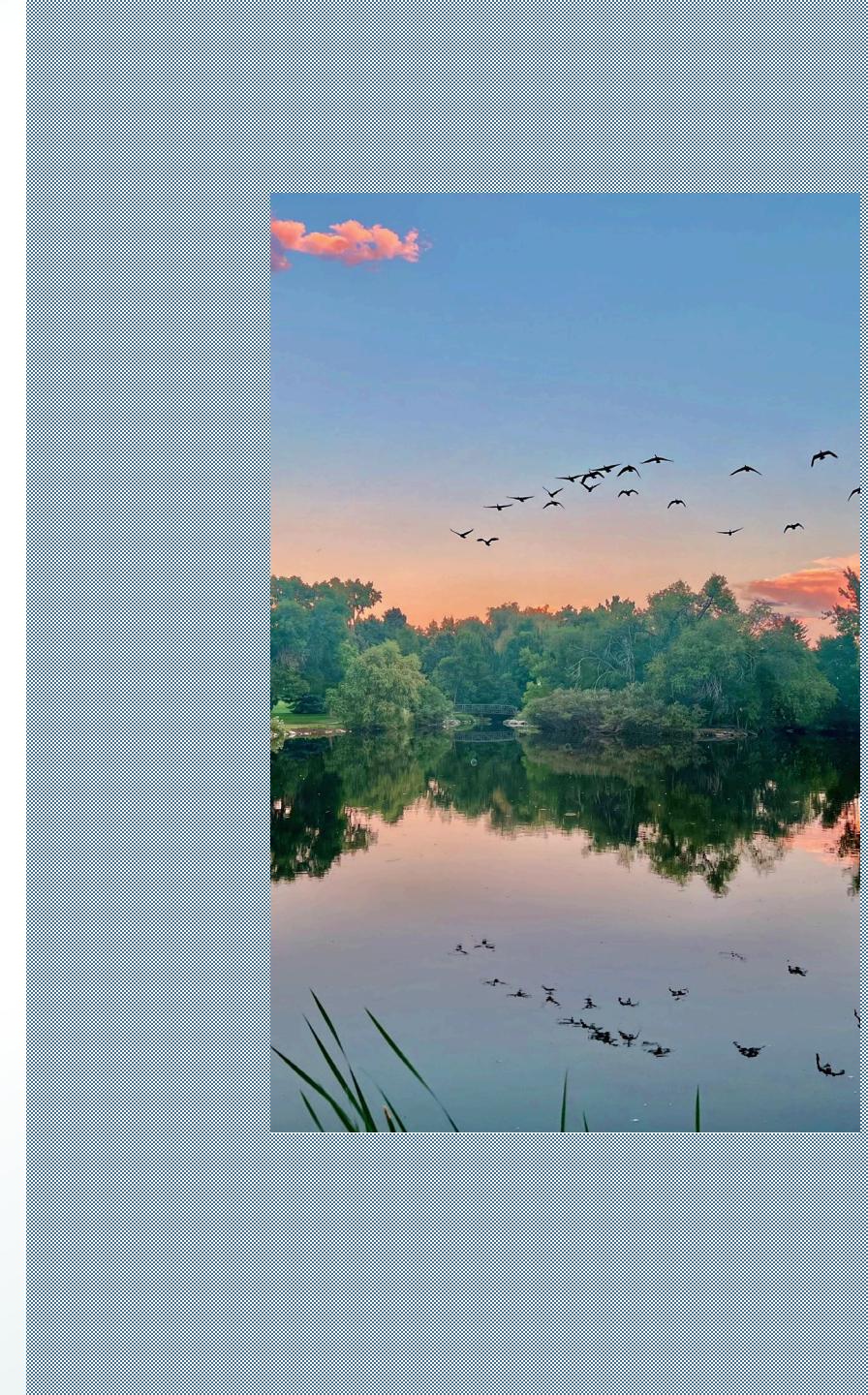


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BACKGROUND

- **April 8, 2025:** Council met during a study session to receive an overview of fuel stations within the city of Littleton and nearby areas
- **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.



Newly constructed QuikTrip off Bellevue and Santa Fe

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

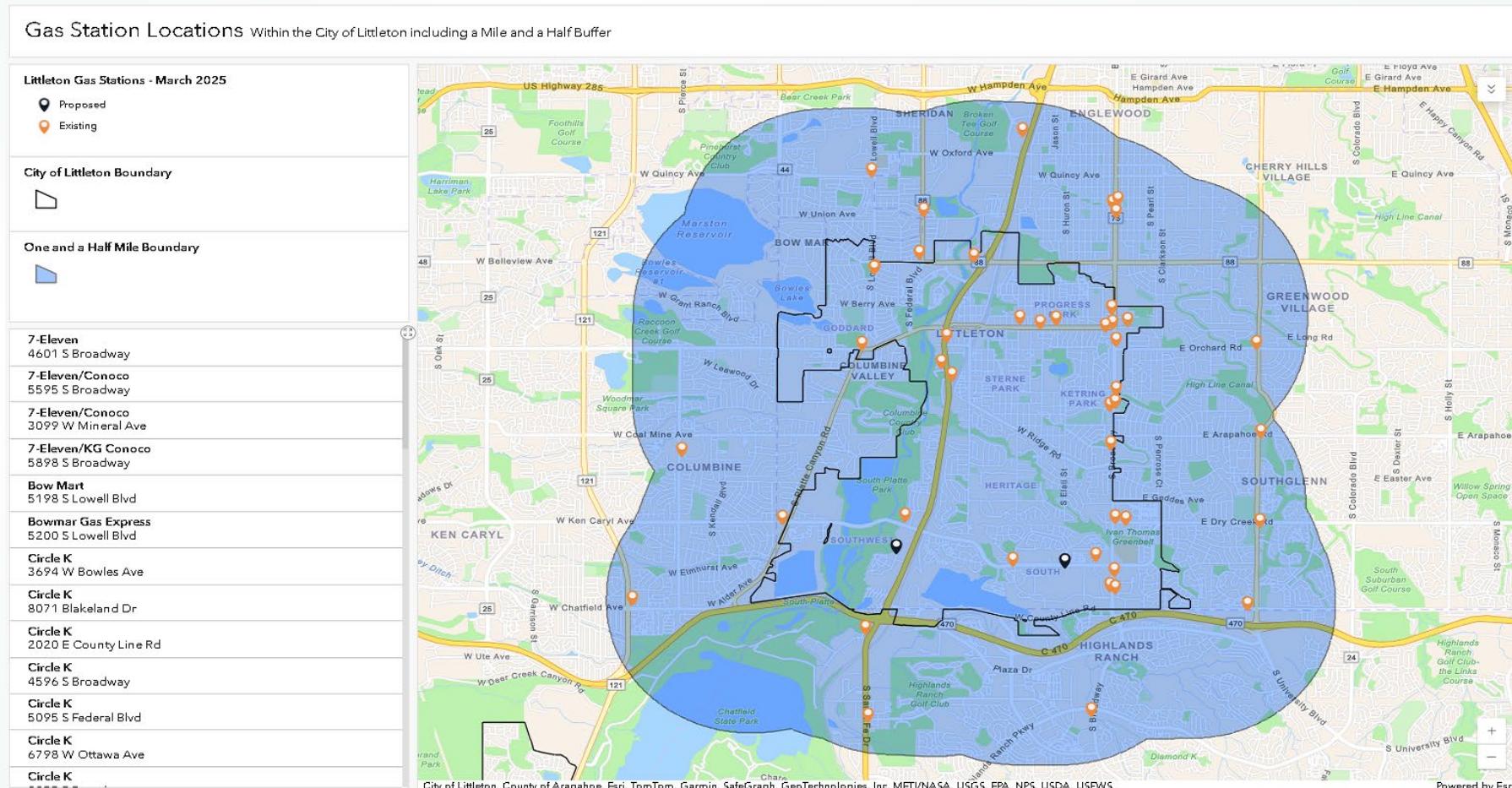
Category	Specific Use	Downtown (DT)				Corridor Mixed-Use (CM)		Neighborhood (NB)				Business and Industry (BI)		Open Space (OS)	Standards	
		DNR	DTA	DMS	DMU	NC	CM	ACR	LLR	MLR	SLR	MFR	BC	IP		
Vehicle Sales and Service	Fuel Sales (Retail)	--	--	--	--	CS	CS	--	--	--	--	--	P	P	--	10-1-1.4.D
	Vehicle Accessories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



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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.



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LITTLETON'S EXISTING CONDITIONS CONTINUED

Green areas allow fuel sales.

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

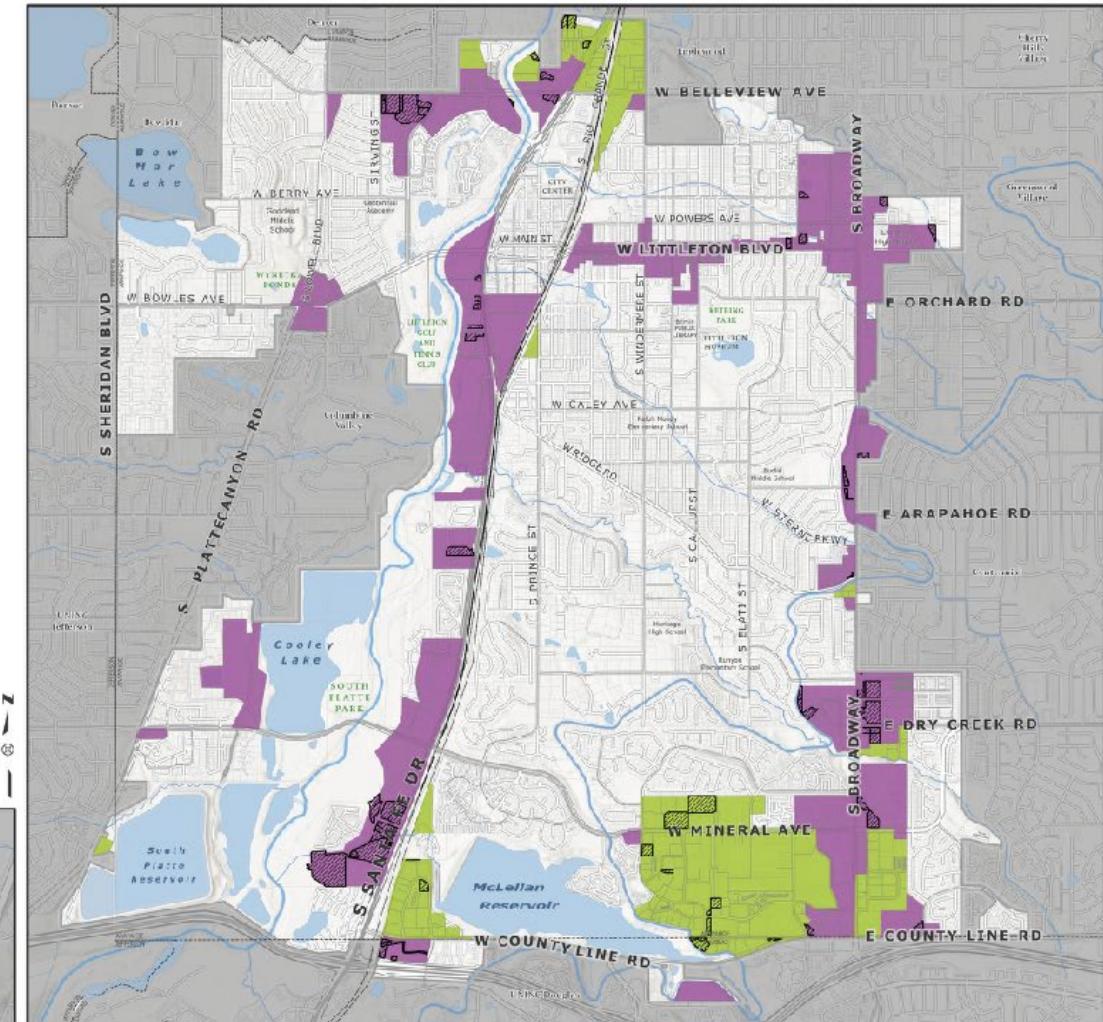
Some existing Planned Developments (PL-Os) allow or restrict fuel sales.

City of Littleton Fuel Station Allowed Zoning

This legend provides a key for the map, defining the symbols used for different land parcels and features. It includes:

- Fuel Station Zoned Parcel**: Represented by a blue square.
- Includes PL-O**: Represented by a green square.
- Fuel Stations Allowed (BC and IP)**: Represented by a purple square.
- Fuel Stations Allowed with Conditional Use (CN and NC)**: Represented by a grey square.
- Vacant Parcel**: Represented by a white square with a black border.
- Parcel**: Represented by a white square.
- Lake**: Represented by a blue line.
- River**: Represented by a blue line.
- Railroad**: Represented by a grey line.
- City Limits**: Represented by a white square with a black border.
- County Boundary**: Represented by a grey line.

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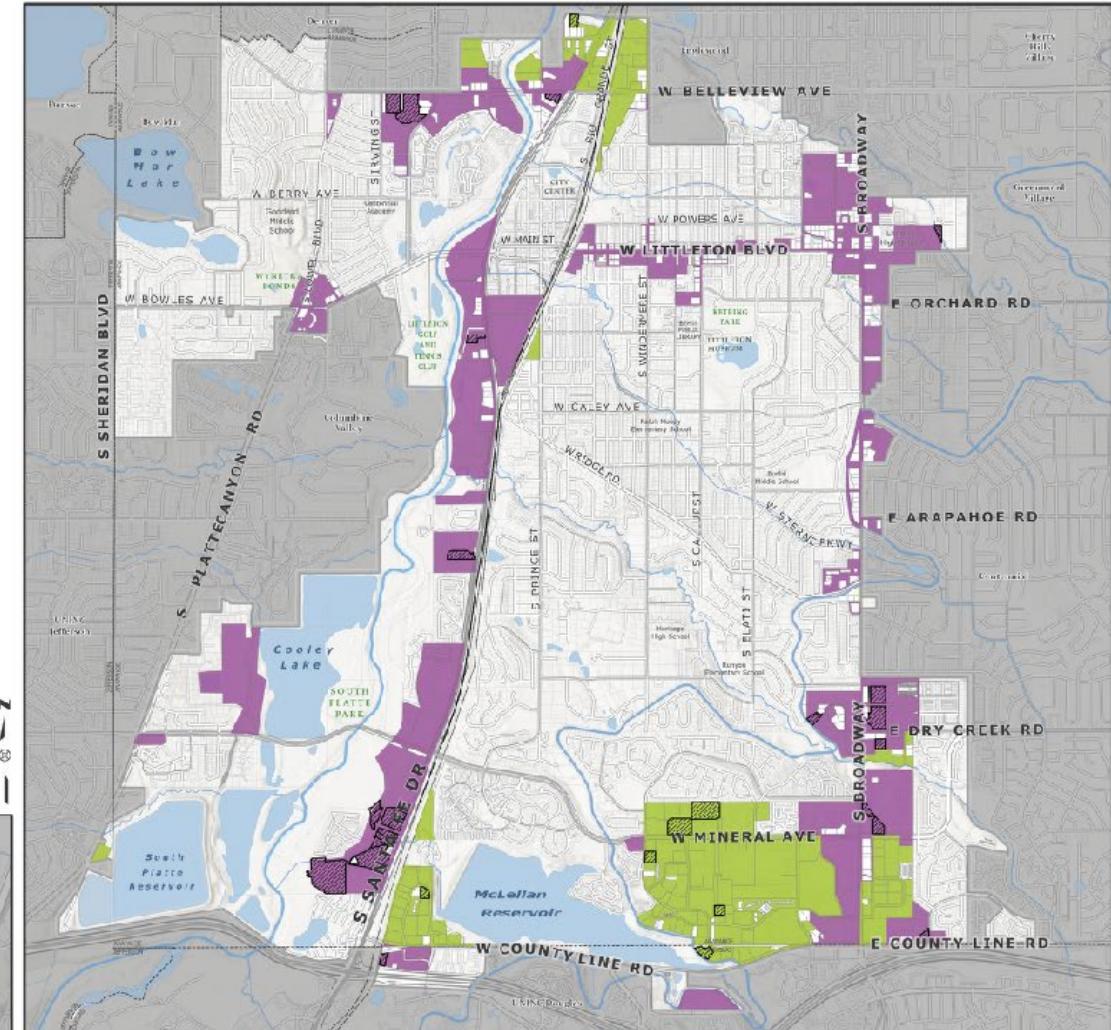
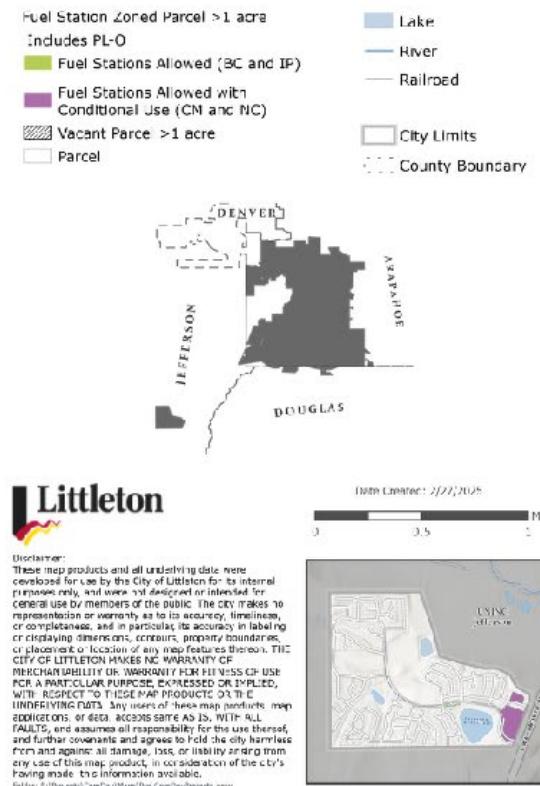


LITTLETON'S EXISTING CONDITIONS CONTINUED

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



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



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APPROACHES TO GAS STATION STANDARDS IN OTHER JURISDICTIONS

RESTRICTING GAS STATION LOCATIONS

- Lakewood
 - Minimum of $\frac{1}{2}$ a mile between stations
- Arvada:
 - Must be within 660 ft of an arterial intersection. Limit two per intersection



A gas station in Lakewood

Photo courtesy of Google Maps

RESTRICTING GAS STATION LOCATIONS

- Aurora:
 - Cannot be within 500 feet of an Adult or Child Day Care Center, Hospital, Elementary or Secondary School, Nursing or Convalescent Home or Group Home, FHAA.
 - Cannot be at an intersection with existing vehicle-oriented uses
- Denver:
 - Must be a $\frac{1}{4}$ mile away from existing stations, low-intensity residential zones, and RTD stations.
 - Gas Stations cannot be within $\frac{1}{4}$ mile of each other.
 - Gas stations conjoined to large retailers are exempted from some of these regulations



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RESTRICTING GAS STATION LOCATIONS

- Parker, CO

- Shall not be located within 500 feet of schools, hospitals, or continuing care facilities.
- Shall not be located within 250 feet of a hard corner or a residentially zoned property.
- No more than 2 gas stations shall be located within 660 feet of a hard corner.



A gas station in Parker

Photo courtesy of Google Maps

LIMITATIONS ON THE TOTAL NUMBER OF STATIONS IN THE CITY

- Louisville, CO
 - City Council capped the total number of stations at 6 citywide
 - New stations are allowed if part of a large retail center, and must be at least 1,000 ft away from any other station



Littleton Historical Museum

Photo courtesy of Louisville, CO



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GAS STATION BANS

- Petaluma, CA
 - Construction of new gas stations are banned in the city
 - Existing stations cannot expand its fossil fuel operations
 - Goal is to reduce pollution and align city policy with the community's climate goals
- Lewisboro, NY
 - Construction of new gas stations are banned in the city
 - Station expansion requires council approval
 - Lewisboro residents aimed to limit groundwater pollution and maintain their community's semi-rural character



Petaluma, California

Photo courtesy of Sonoma County Tourism

ADDITIONAL GAS STATION STANDARDS

- Bufferyards:
 - Bufferyards are already required for any gas station that neighbors residential zoning districts in the city of Littleton
- Lot Standards
 - Minimum lot size: Littleton Gas Stations have an average lot size of 1.12 acres (49,147 sq ft)
 - Special setbacks
- Limits on the number of pumps:
 - Stations in Littleton have an average of 4.36 pump islands and 8.72 fuel dispensers (pumps)
 - Centennial restricts the number of fuel pump islands per lot to 8.



Photo courtesy of Tysons Reporter



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CONCLUSION

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

- Stations only require special approval in Corridor-Mixed Use districts. Council wants to extend this requirement to stations in the Business and Industry Use districts.
- Stations are not limited in their proximity to other stations or in their size

Other jurisdictions in the Denver Metro have implemented new restrictions on Gas Stations

- Stations cannot be built within a given proximity to another station or certain uses.

Nationwide, cities are implementing restrictions on Gas Stations

- Cities cite sustainability, city character, and pollution as their reasons for new restrictions.



Historic Arapahoe County Courthouse



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LITTLETON'S EXISTING CODE

E. Fuel Sales.

1. **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.
2. **Car Wash Vehicle Circulation and Stacking.** Circulation for a car wash shall be separate from the rest of the site and stacking shall comply with Subsection 10-1-3.7.C, Parking and Loading Design.
3. **Canopy Design.** Canopies over service islands shall be integral to the building design in terms of color, cladding, and roofing material.
4. **Wrecked and Inoperable Vehicles.** Wrecked and inoperable vehicles are prohibited on the property.
5. **Parking Lot.** All vehicles on the premises, other than those at the pumps or waiting for ancillary facilities, e.g., car wash, vacuum station, air pump, etc., shall be stored in a parking lot with an improved hard surface and screened as set out in Subsection 10-1-3.6.D, Landscape Requirements.
6. **Overnight Storage.** No overnight storage of material, merchandise, or equipment shall be permitted except within the principal building.
7. **Automobile Repair.** Only minor automobile repairs shall be performed within the principal building. No repair may be conducted within an accessory building.



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