

# STAFF MEMO

**DATE OF MEETING: JANUARY 13, 2025 / AGENDA ITEM NO. 15**

To: Mayor and City Council

From: Travis Parker, Chief of the Sustainability & Community Development Branch

Subject: **An Ordinance Amending Title 17, Article 4, Section 3, Supplemental Standards for Car Washes and Fueling Stations**

---

**SUMMARY STATEMENT:** At City Council's request, the Planning Commission reviewed the regulations for fueling stations and car washes and forwarded recommended changes to the zoning code to the City Council.

**BACKGROUND INFORMATION:** The Planning Commission held public hearings in early 2024, on January 17th, January 31st, and February 21st. The Planning Commission determined that fueling stations cause significant adverse health effects from hydrocarbon emissions at the gas pump which contribute to poor air quality.

City Council held a study session on August 5, 2024, to discuss the Planning Commission recommendation and requested that maps be provided depicting the existing carwashes and fueling stations in the community.

The Planning Commission's recommendations to amend Article 17 of the Zoning Ordinance are included in the attached Ordinance O-2024-34.

**BUDGETARY IMPACTS:** None

**STAFF RECOMMENDATIONS:** None

**ALTERNATIVES:** The Ordinance can be adopted, amended, or denied on second reading.

**PUBLIC OUTREACH:** This item has been promoted through the regular communication channels to be considered by the Lakewood City Council.

**NEXT STEPS:** If approved on second reading, staff will begin the implementation and enforcement of the ordinance once it becomes effective.

**ATTACHMENTS:**

1. Ordinance O-2024-34
2. Fueling Stations Map
3. Car Washes Map
4. Planning Commission Resolution-Car Washes and Fueling Stations
5. LaBure\_Council Request For Legislative Modifications-Gas Station and EV

**REVIEWED BY:** Kathleen E. Hodgson, City Manager  
Benjamin B. Goldstein, Deputy City Manager  
Alison McKenney Brown, City Attorney

O-2024-34

AN ORDINANCE

AN ORDINANCE AMENDING TITLE 17, ARTICLE 4, SECTION 3, SUPPLEMENTAL STANDARDS FOR CAR WASHES AND FUELING STATIONS

WHEREAS, the City of Lakewood is a home rule city of the state of Colorado with full authority to legislate in matters of local concern including zoning and land use matters;

WHEREAS, City Council requested an amendment to the car wash and fueling station standards and requested review by the Planning Commission;

WHEREAS, in accordance with the Lakewood Zoning Ordinance 17.2.3.4(A), the Planning Commission conducted a fact-finding hearing and held public hearings on January 17, 2024, January 31, 2024 and February 21, 2024;

WHEREAS, in accordance with the Lakewood Zoning Ordinance 17.2.3.5(D), at their meeting of February 21, 2024, the Planning Commission voted to recommend to the City Council the approval of the proposed amendments;

WHEREAS, in accordance with the Lakewood Zoning Ordinance 17.2.3.5(E), the City Council reviewed the proposed amendments and the recommendations of the Planning Commission, and held a public hearing on January 13, 2025;

WHEREAS, in accordance with the Lakewood Zoning Ordinance 17.2.3.5(E), at their meeting of January 13, 2025, the City Council found the proposed amendments to the Lakewood Zoning Ordinance were consistent with the adopted Comprehensive Plan, and the amendment is necessary to promote the public health safety or welfare of the community; and

WHEREAS, approval of this Ordinance on first reading does not constitute a representation that the City Council, or any member of the City Council, supports, approves, rejects or denies the proposal.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Lakewood, Colorado, that:

SECTION 1. Title 17, Article 4, Section 3 of the Lakewood Municipal Code is amended as follows:

17.4.3: Supplemental Standards

17.4.3.1: Purpose and Applicability

M. Fueling Stations: Where identified as a special use, a fueling station, that dispenses petroleum-based fuels, shall be subject to the following:

1. The fueling station meets all of the site design requirements of 17.7.6.3.B and all other requirements of the zone district;
2. A canopy is provided to shield the fueling islands and fueling operations from precipitation;
3. Fueling stations, that dispenses petroleum-based fuels, may not be located within ~~1000~~ 2640 feet of another fueling station; ~~unless:~~
  - a. ~~The primary fuel type provided at the two stations is different (i.e. gasoline, natural gas, electric), or~~
  - b. ~~Traffic conditions, such as a raised median, prevent clear and simple access to a station on the opposite side of the road;~~
4. The fueling station may not be located within 1056 feet of any residential use; and
5. Fueling stations must provide at least three electric vehicle charging stations accessory to the primary use. At least one of those stations must utilize a current technology for the most rapid charging of electric vehicles.

## Section 2.

### 17.4.1 Use Table

Under motor vehicle service; fueling station, remove mixed use districts M-N and M-G from those districts within which a fueling station is allowed and change to permitted use in the C-L zone district.

## Section 3.

### 17.4.1 Use Table

Under motor vehicle service; Car wash, remove mixed use district M-G from those districts within which a car wash is allowed. In districts C-R, C-L, and L-I, change car wash from a permitted use to a use requiring a special use permit.

## Section 4.

### 17.7.6.3: Motor Vehicle Service Facility

#### A. Car Wash Facility:

7. A car wash shall not be an allowed use within 2640 feet of an existing car wash facility.

SECTION 2. All provisions of Title 17 of the Lakewood Municipal Code not expressly amended hereby shall remain unaltered by this Ordinance and in full force and effect.

SECTION 3. This Ordinance shall take effect thirty (30) days after final publication.

SECTION 4. If any provision of this Ordinance should be found by a court of competent jurisdiction to be invalid, such invalidity shall not affect the remaining portions or applications of this Ordinance that can be given effect without the invalid portion, provided that such remaining portions or application of this Ordinance are not determined by the court to be inoperable.

I hereby attest and certify that within and foregoing Ordinance was introduced and read on first reading at a hybrid regular meeting of the Lakewood City Council on the 9th day of December, 2024; published by title in the Denver Post and in full on the City of Lakewood's website, [www.lakewood.org](http://www.lakewood.org), on the 12th day of December, 2024; set for public hearing to be held on the 13th day of January, 2025; read, finally passed and adopted by the City Council on the 13th day of January, 2025; and signed by the Mayor on the \_\_\_ day of January, 2025.

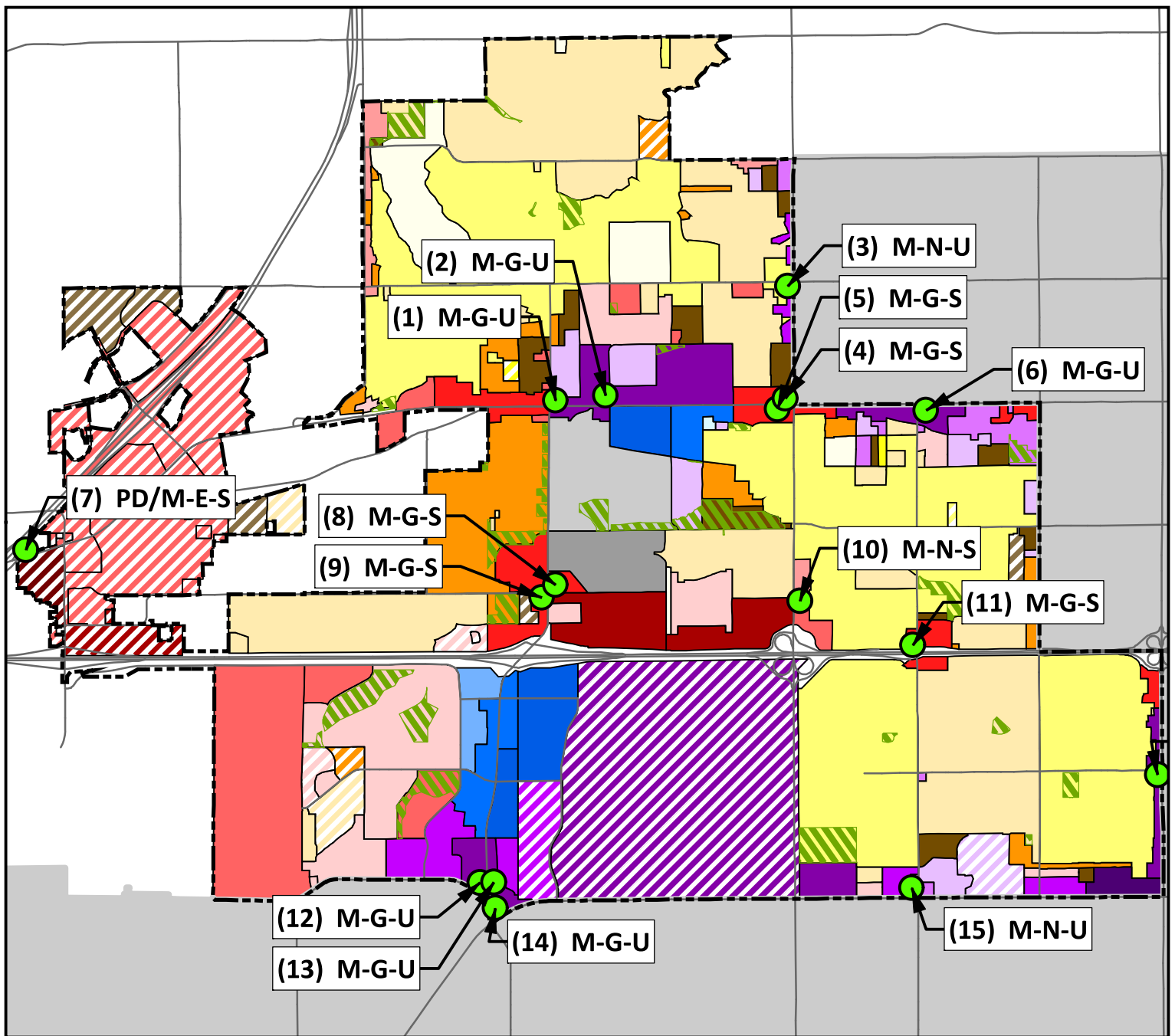
ATTEST:

\_\_\_\_\_  
Wendi Strom, Mayor

\_\_\_\_\_  
Jay Robb, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Alison McKenney Brown, City Attorney



	R-1-43		R-1-6		M-R-S		M-R-U		M-R-T		C-L		Park
	R-1-18		R-2		M-N-S		M-N-U		M-N-T		C-R		PD with Base Zone District
	R-1-12		R-MH		M-E-S		M-E-U		M-E-T		LI		
	R-1-9		R-MF		M-G-S		M-G-U		M-G-T		LI-RD		
							M-C-U		M-C-T				

## Retail Fueling Stations in the City of Lakewood Ward 1

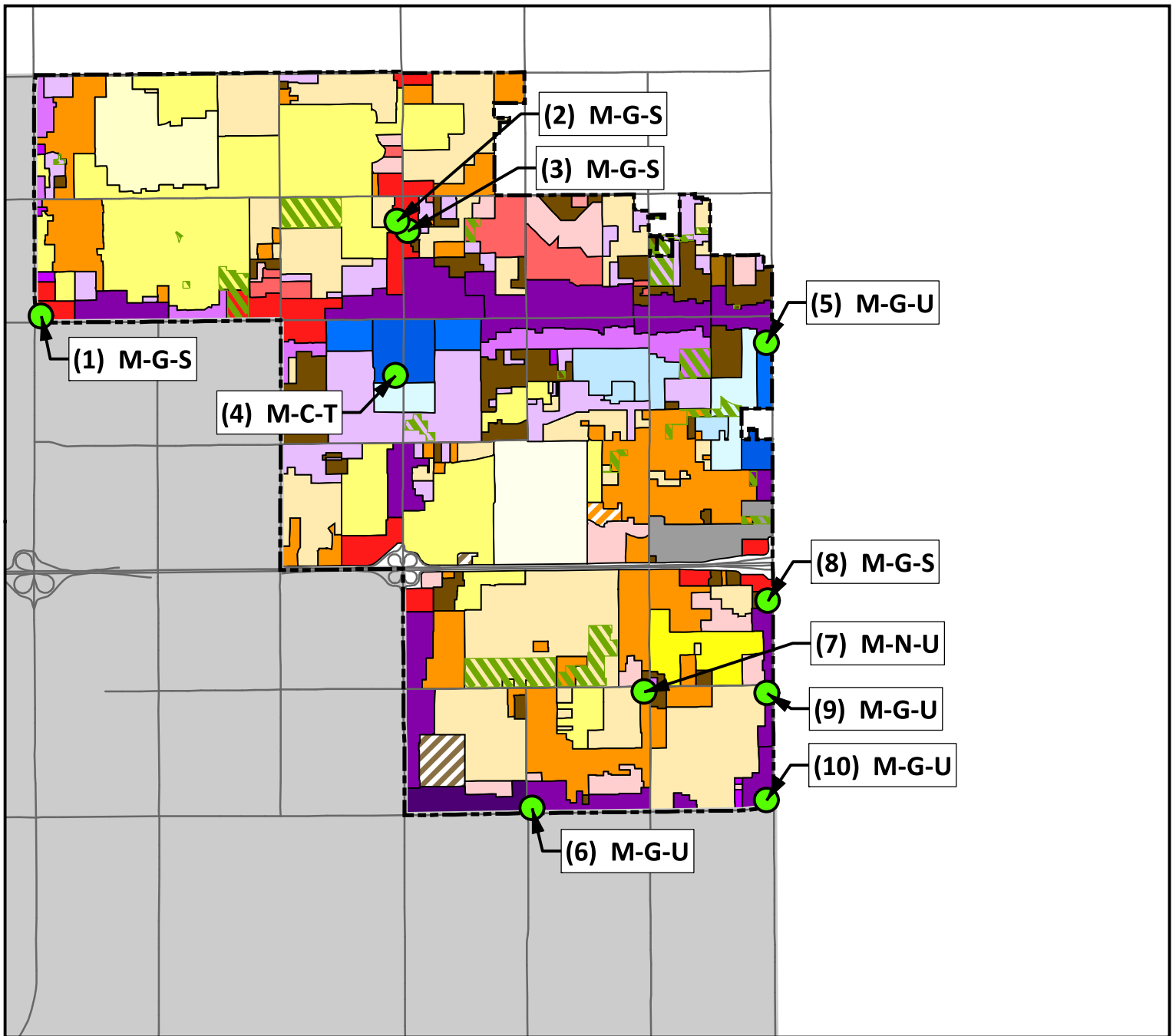


**Lakewood**  
Colorado

Document: Fueling Stations Mapbook - Copy | Date: 10/4/2024

0 0.6 1.2  
Miles

Ward 1 Retail Fueling Stations			
Key	Zoning	Address	Facility Name
1	M-G-U	11599 W Colfax Ave	7-Eleven #22063
2	M-G-U	11203 W Colfax Ave	Westland Shell
3	M-N-U	1985 Kipling St	Twin Star Energy #18
4	M-G-S	10051 W Colfax Ave	Kum & Go
5	M-G-S	10040 W Colfax Ave	Murphy Express Lakewood
6	M-G-U	9180 W Colfax Ave	Safeway Fuel Center
7	PD/M-E-S	15065 W Colfax Ave	Circle K Store #2709888
8	M-G-S	820 Simms St - Unit 8	7-Eleven #27043
9	M-G-S	797 Simms St	Twin Star Energy #539
10	M-N-S	722 Kipling St	Circle K Store #2744121
11	M-G-S	605 Garrison St	1st Stop Gas & Food Mart Inc
12	M-G-U	12015 W Cedar Dr	Everyday Store #5714
13	M-G-U	198 S Union Blvd	King Soopers #640 Fuel Center
14	M-G-U	350 S Union Blvd	Union 66/ Kicks 66
15	M-N-U	289 S Garrison St	Alta Convenience #1249
16	M-G-U	99 Wadsworth Blvd	Conoco At 1st & Wadsworth



R-1-43	R-1-6	M-R-S	M-R-U	M-R-T	C-L	Park
R-1-18	R-2	M-N-S	M-N-U	M-N-T	C-R	PD with Base Zone District
R-1-12	R-MH	M-E-S	M-E-U	M-E-T	LI	
R-1-9	R-MF	M-G-S	M-G-U	M-G-T	LI-RD	
			M-C-U	M-C-T		

## Retail Fueling Stations in the City of Lakewood Ward 2



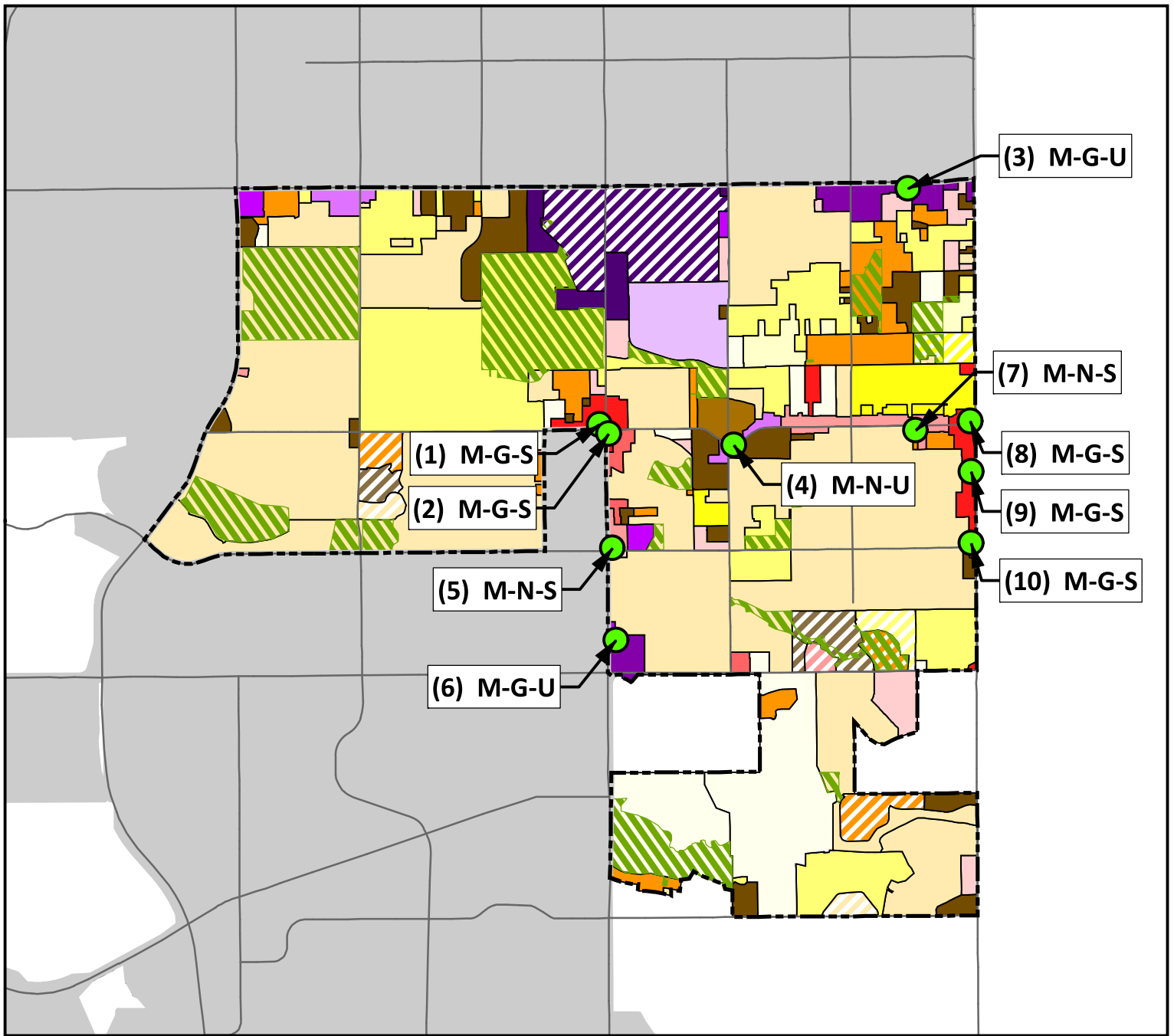
**Lakewood**  
Colorado

Document: Fueling Stations Mapbook - Copy | Date: 10/4/2024

0 0.6 1.2  
Miles

Ward 2 Retail Fueling Stations			
Key	Zoning	Address	Facility Name
1	M-G-S	9995 W Colfax Ave	7-Eleven #38785
2	M-G-S	1901 Wadsworth Blvd	Food Stop
3	M-G-S	1890 Wadsworth Blvd	Circle K Store #2741118
4	M-C-T	7603 W 13th Ave	Alta Convenience #6111
5	M-G-U	1401 Sheridan Blvd	Kali Devi Inc
6	M-G-U	290 S Pierce St	7-Eleven #39767
7	M-N-U	6000 W 1st Ave	Citaula Brothers Inc
8	M-G-S	495 Sheridan Blvd	7-Eleven #39274
9	M-G-U	95 Sheridan Blvd	SEJ #26137
10	M-G-U	5205 W Alameda Ave	Alameda Crossing 66





	R-1-43		R-1-6		M-R-S		M-R-U		M-R-T		C-L		Park
	R-1-18		R-2		M-N-S		M-N-U		M-N-T		C-R		PD with Base Zone District
	R-1-12		R-MH		M-E-S		M-E-U		M-E-T		LI		
	R-1-9		R-MF		M-G-S		M-G-U		M-G-T		LI-RD		
							M-C-U		M-C-T				

## Retail Fueling Stations in the City of Lakewood Ward 3

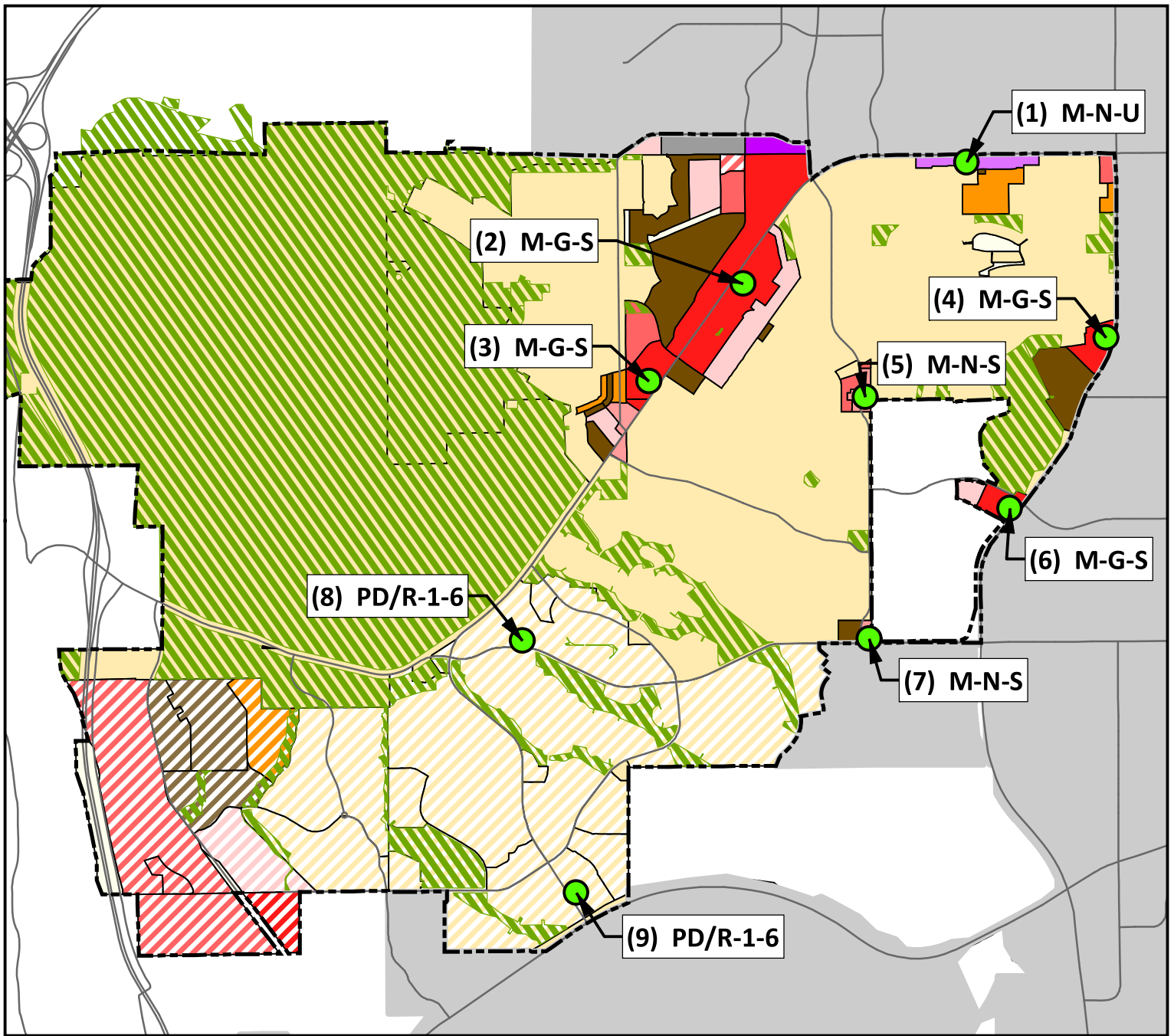


**Lakewood**  
Colorado

Document: Fueling Stations Mapbook - Copy | Date: 10/4/2024

0 0.6 1.2  
Miles

Ward 3 Retail Fueling Stations			
Key	Zoning	Address	Facility Name
1	M-G-S	1095 S Wadsworth Blvd	Your Store DBA Shop N Save
2	M-G-S	1110 S Wadsworth Blvd	7-Eleven Store #41865
3	M-G-U	5600 W Alameda Ave	Discount Gas One
4	M-N-U	1110 S Pierce St	Twin Star Energy #15
5	M-N-S	1490 S Wadsworth Blvd	K & D Enterprise Inc
6	M-G-U	1850 S Wadsworth Blvd	Wadsworth 66
7	M-N-S	5440 W Mississippi Ave	Mississippi U-Pump-It #803
8	M-G-S	5201 W Mississippi Ave	Quik Trip #4229
9	M-G-S	1233 S Sheridan Blvd	Corner Store - CO0002
10	M-G-S	1495 S Sheridan Blvd	South Sheridan Gas Mart



	R-1-43		R-1-6		M-R-S		M-R-U		M-R-T		C-L		Park
	R-1-18		R-2		M-N-S		M-N-U		M-N-T		C-R		PD with Base Zone District
	R-1-12		R-MH		M-E-S		M-E-U		M-E-T		LI		
	R-1-9		R-MF		M-G-S		M-G-U		M-G-T		LI-RD		
							M-C-U		M-C-T				

## Retail Fueling Stations in the City of Lakewood Ward 4

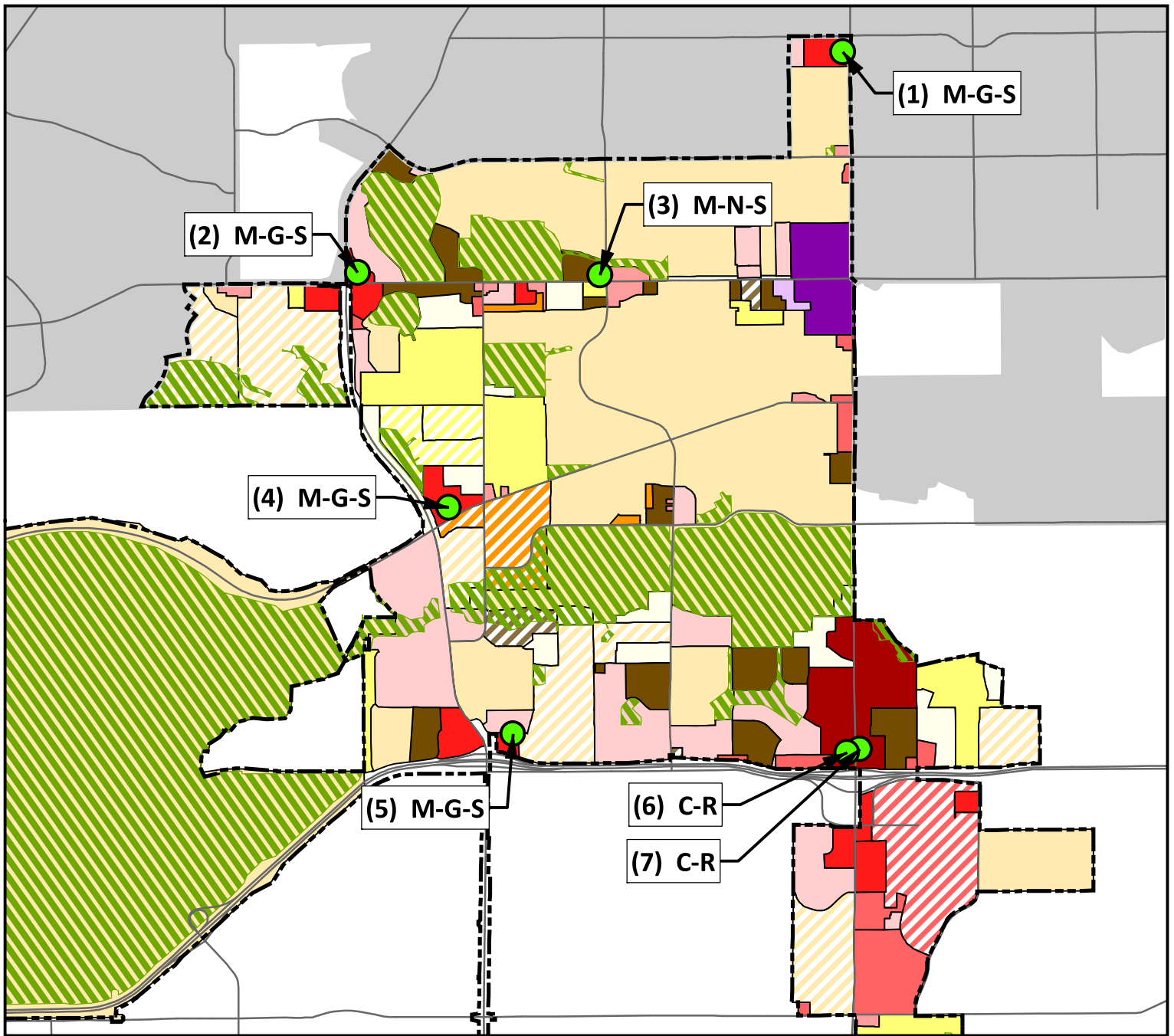


**Lakewood**  
Colorado

Document: Fueling Stations Mapbook - Copy | Date: 10/4/2024

0 0.6 1.2  
Miles

Ward 4 Retail Fueling Stations			
Key	Zoning	Address	Facility Name
1	M-N-U	10970 W Alameda Ave	Total Smoker Cigar & Cigarettes
2	M-G-S	12410 W Alameda Pkwy	Green Mountain Mobil
3	M-G-S	13107 W Alameda Pkwy	Safeway Fuel Center #41
4	M-G-S	931 S Kipling Pkwy	Basa LLC
5	M-N-S	1090 S Union Blvd	Everyday Store #5713
6	M-G-S	1515 S Kipling Pkwy	King Soopers Fuel Center #59
7	M-N-S	11991 W Jewell Ave	Jewell Gas Express
8	PD/R-1-6	13655 W Jewell Ave	Convenience Plus
9	PD/R-1-6	2900 S Bear Creek Blvd	Circle K Store #2741188



	R-1-43		R-1-6		M-R-S		M-R-U		M-R-T		C-L		Park
	R-1-18		R-2		M-N-S		M-N-U		M-N-T		C-R		PD with Base Zone District
	R-1-12		R-MH		M-E-S		M-E-U		M-E-T		LI		
	R-1-9		R-MF		M-G-S		M-G-U		M-G-T		LI-RD		
							M-C-U		M-C-T				

## Retail Fueling Stations in the City of Lakewood Ward 5

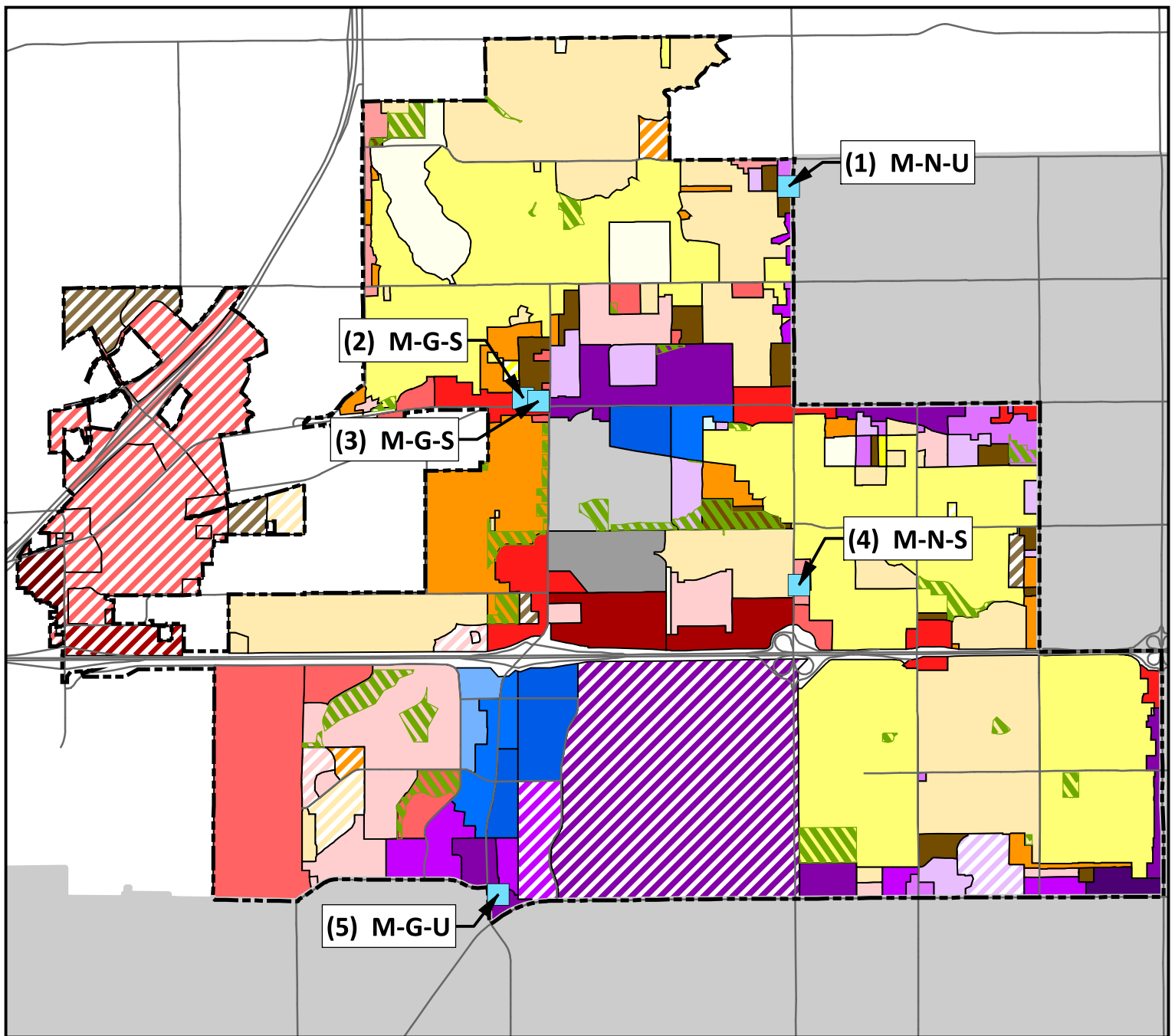


**Lakewood**  
Colorado

Document: Fueling Stations Mapbook - Copy | Date: 10/4/2024

0 0.6 1.2  
Miles

Ward 5 Retail Fueling Stations			
Key	Zoning	Address	Facility Name
1	M-G-S	1155 S Wadsworth Blvd	Circle K Store #2744120
2	M-G-S	10815 W Jewell Ave	Twin Star Energy #901
3	M-N-S	9207 W Jewell Ave	Circle K Store #2709884
4	M-G-S	2601 S Lewis Way	A-B Petroleum #23
5	M-G-S	9818 W Girton Dr	Girton Market
6	C-R	3457 S Wadsworth Blvd	City Mart
7	C-R	3440 S Wadsworth Blvd	My Goods Market #6520



	R-1-43		R-1-6		M-R-S		M-R-U		M-R-T		C-L		Park
	R-1-18		R-2		M-N-S		M-N-U		M-N-T		C-R		PD with Base Zone District
	R-1-12		R-MH		M-E-S		M-E-U		M-E-T		LI		
	R-1-9		R-MF		M-G-S		M-G-U		M-G-T		LI-RD		
							M-C-U		M-C-T				

## Standalone Car Washes in the City of Lakewood Ward 1



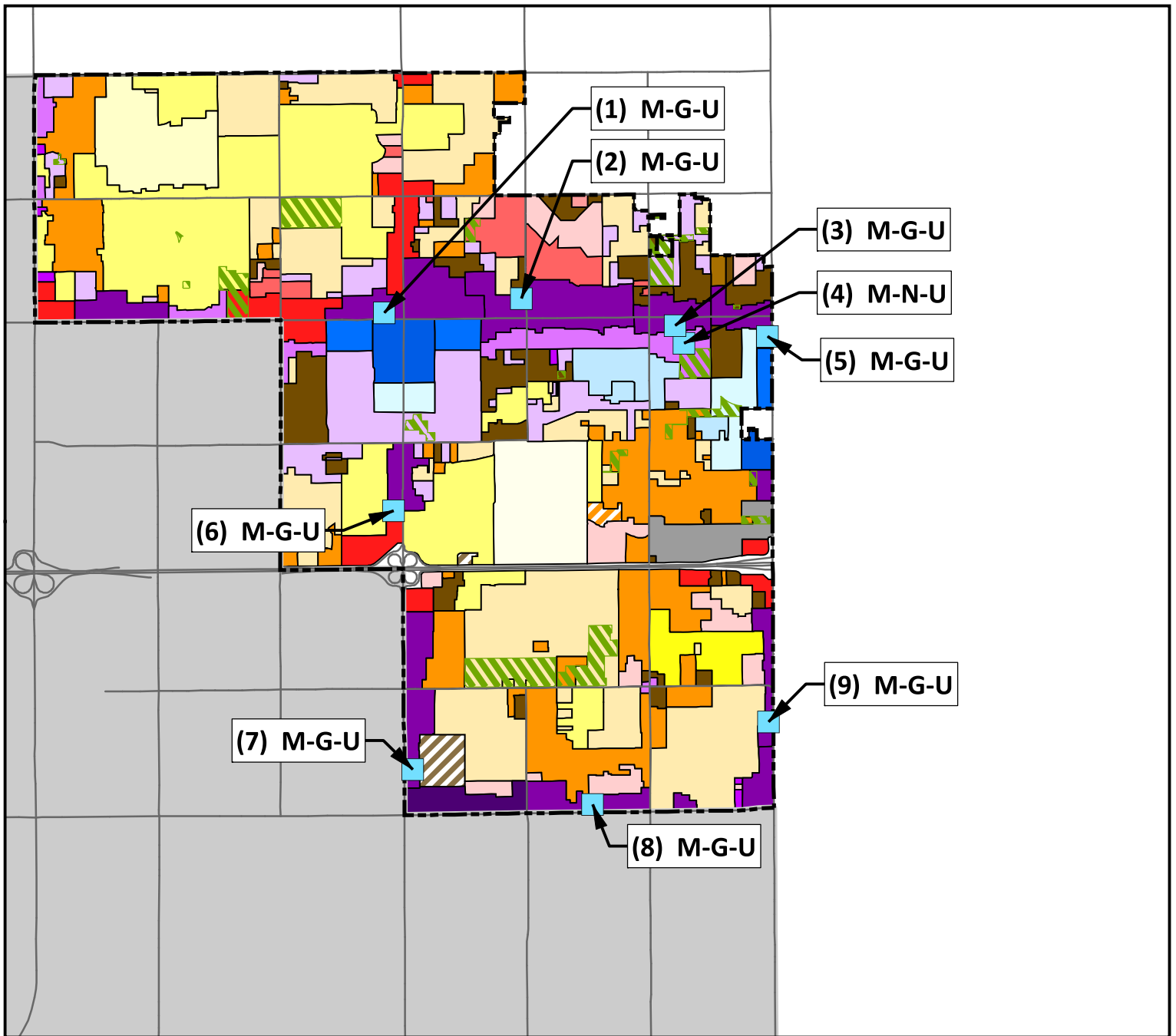
**Lakewood**  
Colorado

Document: Car Washes Mapbook | Date: 11/25/2024

0 0.6 1.2  
Miles

Ward 1 Standalone Car Washes			
Key	Zoning	Address	Parcel Owner
1	M-N-U	2503 KIPLING ST	BAILLIE BRIAN
2	M-G-S	11795 W COLFAX AVE	COLORADO AIRMOTIVE INC
3	M-G-S	11695 W COLFAX AVE	BINKLEY THOMAS J
4	M-N-S	800 KIPLING ST	WASH-N-CLEAN INC
5	M-G-U	11902 W CEDAR DR	UNION GREEN CAR WASH LLC





R-1-43	R-1-6	M-R-S	M-R-U	M-R-T	C-L	Park
R-1-18	R-2	M-N-S	M-N-U	M-N-T	C-R	PD with Base Zone District
R-1-12	R-MH	M-E-S	M-E-U	M-E-T	LI	
R-1-9	R-MF	M-G-S	M-G-U	M-G-T	LI-RD	
			M-C-U	M-C-T		

## Standalone Car Washes in the City of Lakewood Ward 2

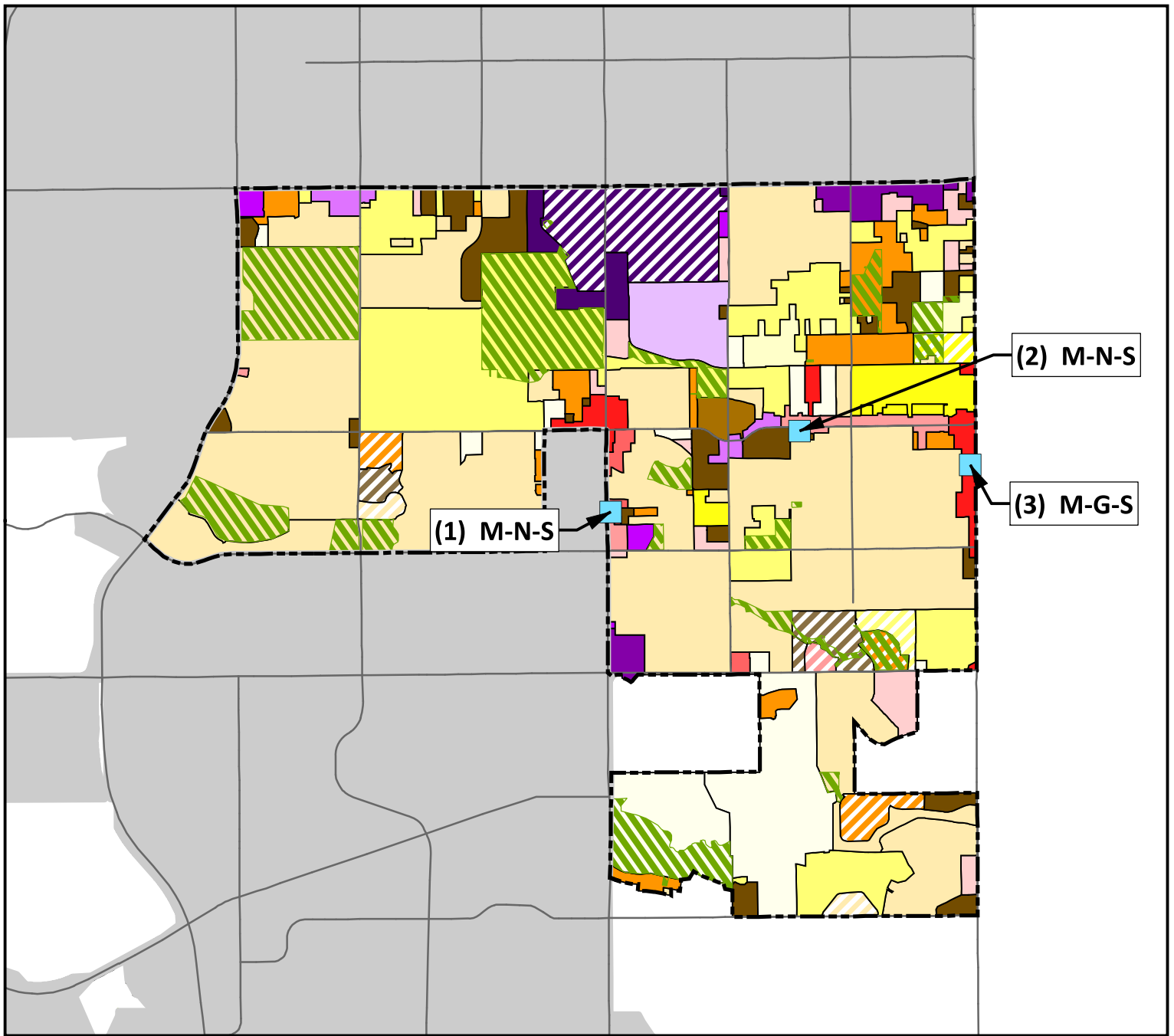


**Lakewood**  
Colorado

Document: Car Washes Mapbook | Date: 11/25/2024

0 0.6 1.2  
Miles

Ward 2 Standalone Car Washes			
Key	Zoning	Address	Parcel Owner
1	M-G-U	7633 W COLFAX AVE	V & N LLC
2	M-G-U	1565 PIERCE ST	SCHWAB DORIS L
3	M-G-U	5800 W COLFAX AVE	EXPRESS 78 PROPCO LLC
4	M-N-U	1400 FENTON ST	DANG HUNG X
5	M-G-U	1433 SHERIDAN BLVD	1433 SHERIDAN TRUST
6	M-G-U	801 WADSWORTH BLVD	801 WADS LLC
7	M-G-U	130 S WADSWORTH BLVD	COBBLESTONE DENVER PROPCO LLC
8	M-G-U	6387 W ALAMEDA AVE	JAF INVESTMENT COMPANY
9	M-G-U	19 S SHERIDAN BLVD	BRENT C MEYER LIVING TRUST



R-1-43	R-1-6	M-R-S	M-R-U	M-R-T	C-L	Park
R-1-18	R-2	M-N-S	M-N-U	M-N-T	C-R	PD with Base Zone District
R-1-12	R-MH	M-E-S	M-E-U	M-E-T	LI	
R-1-9	R-MF	M-G-S	M-G-U	M-G-T	LI-RD	
			M-C-U	M-C-T		

## Standalone Car Washes in the City of Lakewood Ward 3

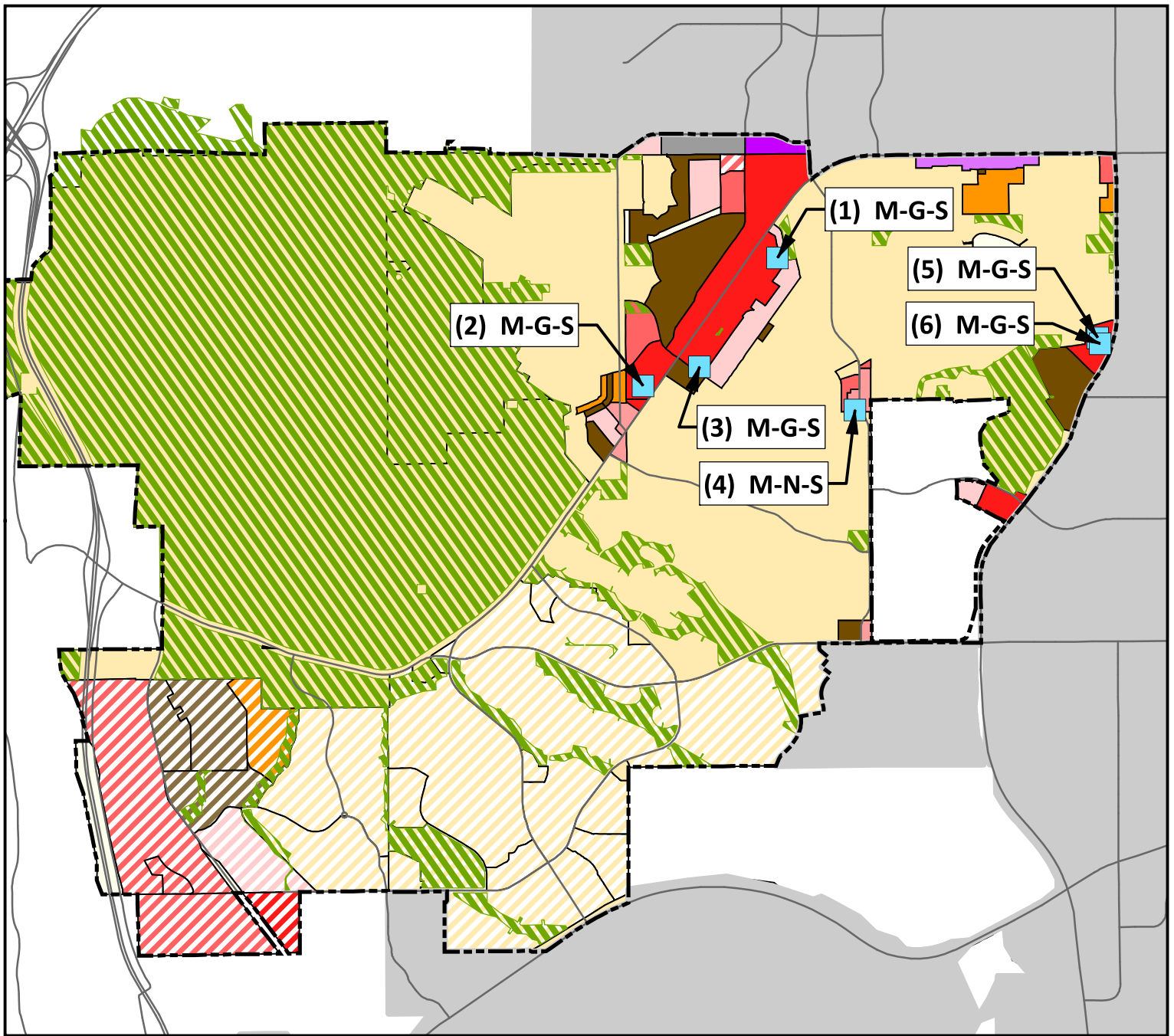


**Lakewood**  
Colorado

Document: Car Washes Mapbook | Date: 11/25/2024

0 0.6 1.2  
Miles

Ward 3 Standalone Car Washes			
Key	Zoning	Address	Parcel Owner
1	M-N-S	1398 S WADSWORTH BLVD	MUTH PROPERTIES LLC
2	M-N-S	6360 W MISSISSIPPI AVE	ARMENDARIZ EMMANUEL
3	M-G-S	1215 S SHERIDAN BLVD	SCRUBBLES I LLC



	R-1-43		R-1-6		M-R-S		M-R-U		M-R-T		C-L		Park
	R-1-18		R-2		M-N-S		M-N-U		M-N-T		C-R		PD with Base Zone District
	R-1-12		R-MH		M-E-S		M-E-U		M-E-T		LI		
	R-1-9		R-MF		M-G-S		M-G-U		M-G-T		LI-RD		
							M-C-U		M-C-T				

## Standalone Car Washes in the City of Lakewood Ward 4

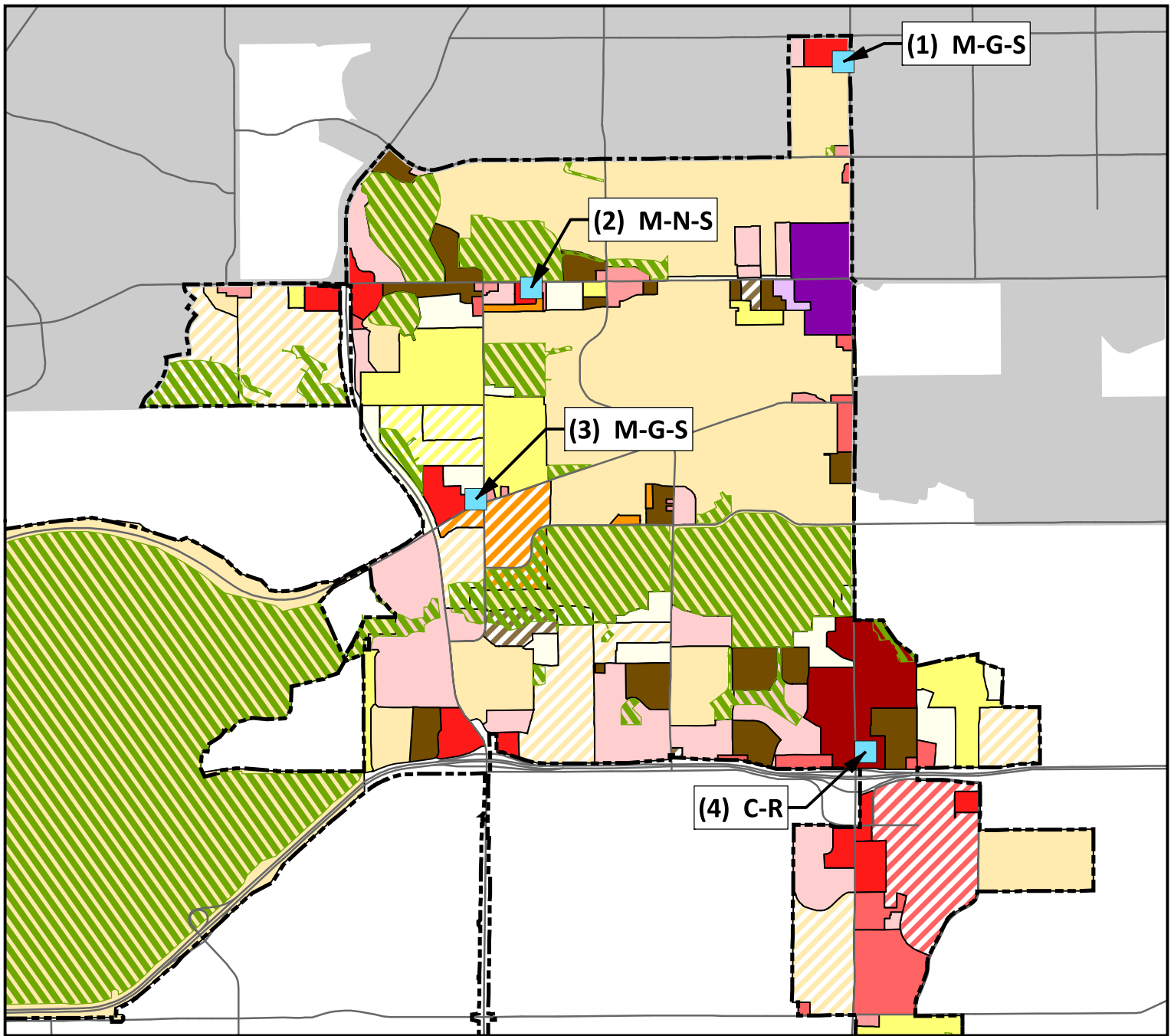


**Lakewood**  
Colorado

Document: Car Washes Mapbook | Date: 11/25/2024

0 0.6 1.2  
Miles

Ward 4 Standalone Car Washes			
Key	Zoning	Address	Parcel Owner
1	M-G-S	12299 W CENTER AVE	VISTA WASH LLC
2	M-G-S	13139 W ALAMEDA PKWY	COBBLESTONE DENVER PROPCO LLC
3	M-G-S	12890 W ALAMEDA PKWY	K & A WORLDWIDE LLC
4	M-N-S	1145 S UNION BLVD	YEN LLC
5	M-G-S	951 S KIPLING PKWY	CAR CARE OF COLORADO LLC
6	M-G-S	935 S KIPLING PKWY	CBML HOLDINGS LLC



	R-1-43		R-1-6		M-R-S		M-R-U		M-R-T		C-L		Park
	R-1-18		R-2		M-N-S		M-N-U		M-N-T		C-R		PD with Base Zone District
	R-1-12		R-MH		M-E-S		M-E-U		M-E-T		LI		
	R-1-9		R-MF		M-G-S		M-G-U		M-G-T		LI-RD		
							M-C-U		M-C-T				

## Standalone Car Washes in the City of Lakewood Ward 5



**Lakewood**  
Colorado

Document: Car Washes Mapbook | Date: 11/25/2024

0 0.6 1.2  
Miles

Ward 5 Standalone Car Washes			
Key	Zoning	Address	Parcel Owner
1	M-G-S	1195 S WADSWORTH BLVD	CISSEL VINCENT J
2	M-N-S	9678 W JEWELL AVE	AURORA GROUP LLC
3	M-G-S	10001 MORRISON RD	MYTHOS LLC
4	C-R	3443 S VANCE ST	E Y J RE HOLDINGS LLC



## RESOLUTION OF CITY OF LAKEWOOD PLANNING COMMISSION

On January 17, January 31, and February 21, 2024, the Lakewood Planning Commission held public hearings to consider recommendations to the City Council in response to a Request for Legislative Modifications regarding the health and environmental impacts of fueling stations and car washes, and further regarding the increase usage of electric vehicles.

Motion was made by COMMISSIONER Buckley and seconded by COMMISSIONER Grebliunas to amend the Rules and Regulations Governing the Procedures of the Planning Commission as delineated in this resolution, which passed by a vote of 5 to 0. The roll having been called; the vote of the Lakewood Planning Commission was as follows:

Steven Buckley	Yes
William Furman	Yes
Eric Grebliunas	Yes
Cathy Kentner	Yes
Kip Kolkmeier	Yes
Jenny O'Neill	Absent
Rhonda Peters	Absent

## FINDINGS OF FACT AND ORDER

The Planning Commission finds that:

- A. The Lakewood City Council voted unanimously on January 8, 2024, to request that the Planning Commission review and make recommendations regarding the health and environmental impacts of fueling stations and car washes, and to contemplate the increased use of electric vehicles.
- B. The Commission allowed public comment on these issues at the Commission's regular meetings on January 17, January 31, and February 21, 2024. In advance of these public hearings, the Planning Commission invited representatives of the fueling station and car wash industries, and environmental groups to provide information and expert testimony.
- C. Based on information provided at the Commission's public hearings, fueling stations cause significant adverse health effects from hydrocarbon off gassing including increases in cancer cases. In addition, fueling stations and petroleum fuel vehicles contribute to poor air quality throughout Lakewood and the broader region. The adverse health effects support limiting future fueling stations and requiring greater separation of stations from residential uses. It is especially important to prevent the concentration of multiple fueling stations in close proximity. In addition to air quality issues, fueling stations result in water contamination.
- D. As the vehicle market transitions from petroleum fuel to alternatives, fueling stations will increasingly become stranded assets with significant environmental cleanup costs. The potential for abandoned or unsustainable fueling stations preventing appropriate redevelopment is an immediate land use concern.

- E. Car washes raise significant environmental concerns regarding water contamination and water conservation. Another recognized direct land use impact from car wash facilities are noise issues from commercial vacuum systems. Fueling stations and car washes are uses that are inconsistent with zoning districts specifically designed to promote mass transit, pedestrian access, and cycling access. Based on the information provided, review of the current Lakewood Comprehensive Plan, and review of the current Zoning Ordinance, the Planning Commission recommends to the City Council the following amendments to Article 17 of the Zoning Ordinance:

## Section 1.

### 17.4.3: Supplemental Standards

#### 17.4.3.1: Purpose and Applicability

M. Fueling Stations: Where identified as a special use, a fueling station, that dispenses petroleum-based fuels, shall be subject to the following:

1. The fueling station meets all of the site design requirements of 17.7.6.3.B and all other requirements of the zone district;
2. A canopy is provided to shield the fueling islands and fueling operations from precipitation;
3. The fueling station, that dispenses petroleum-based fuels, may not be located within ~~1000~~ 2640 feet of another fueling station; ~~unless:~~
  - a. ~~The primary fuel type provided at the two stations is different (i.e. gasoline, natural gas, electric), or~~
  - b. ~~Traffic conditions, such as a raised median, prevent clear and simple access to a station on the opposite side of the road;~~
4. The fueling station may not be located within 1056 feet of any residential use; and
5. Fueling stations must provide at least three electric vehicle charging stations accessory to the primary use. At least one of those stations must utilize a current technology for the most rapid charging of electric vehicles.

## Section 2.

### 17.4.1 Use Table

Under motor vehicle service; fueling station, remove mixed use districts M-N and M-G from those districts within which a fueling station is allowed.

## Section 3.

### 17.4.1 Use Table

Under motor vehicle service; Car wash, remove mixed use district M-G from those districts within which a car wash is allowed. In districts C-R, C-L, and L-I, change car wash from a permitted use to a use requiring a special use permit.

Section 4.

17.7.6.3: Motor Vehicle Service Facility

A. Car Wash Facility:

7. A car wash shall not be an allowed use within 2640 feet of an existing car wash facility.

  
Kip Kolkmeier, Chair  
William Furman, Secretary of the  
Planning Commission

#### CERTIFICATION

I, PAUL RICE, Clerk to the City of Lakewood Planning Commission, do hereby certify that the foregoing is a true copy of a resolution duly adopted by the Lakewood Planning Commission at a Public Hearing held in Lakewood, Colorado, on the 21st day of February 2024 as the same appears in the minutes of said meeting.



March 4, 2024

Date approved

Paul Rice, Clerk to the Planning  
Commission