

City of Fargo Staff Report			
Title:	Lenthe's Second Addition	Date:	4/29/2026 6/18/2026
Location:	2825, 2901, 2903, 2905, 2907, 3001, 3003, 3005, 3007, 3039, 3041, 3043, and 3045 Main Avenue	Staff Contact:	Donald Kress, planning coordinator
Legal Description:	Lots 1, 2, and 3, Block 1, Lenthe's First Addition		
Owner(s)/Applicant:	Farmers Union Oil Company of Moorhead, MN, d/b/a Petro Serve USA / Lowry Engineering, Inc.	Engineer:	Lowry Engineering, Inc.
Entitlements Requested:	Minor Subdivision (Replat Lots 1, 2, and 3, Block 1, Lenthe's First Addition, City of Fargo, Cass County, North Dakota.)		
Status:	City Commission Consent Agenda: June 22 nd , 2026		
Existing		Proposed	
Land Use: Retail sales and service; vehicle repair; vacant commercial space;		Land Use: No change	
Zoning: GC, General Commercial;		Zoning: No change	
Uses Allowed: GC allows colleges, community service, daycare centers of unlimited size, detention facilities, health care facilities, parks and open space, religious institutions, safety services, adult entertainment centers, offices, off-premise advertising, commercial parking, outdoor recreation and entertainment, retail sales and service, self storage, vehicle repair, limited vehicle service, aviation, surface transportation, and major entertainment events.		Uses Allowed: No change	
Maximum Lot Coverage Allowed: 85%		Maximum Lot Coverage Allowed: No change	

Proposal:
The applicant requests one entitlement: 1. A minor subdivision, entitled Lenthe's Second Addition which is a replat of Lots 1, 2, and 3, Block 1, Lenthe's First Addition, City of Fargo, Cass County, North Dakota. This project was reviewed by the City's Planning and Development, Engineering, Public Works, and Fire Departments ("staff"), whose comments are included in this report. Surrounding Land Uses and Zoning Districts: • North: GC, General Commercial, with Burlington Northern Santa Fe railroad tracks; north across the tracks is zoned LI, Limited Industrial, with warehouse use. • East: GC, with commercial uses (auto sales) • South: Across Main Avenue LI, Limited Industrial with warehouse, light manufacturing, and vacant land uses

- West: LI, Limited Industrial and GC, General Commercial with retail sales and railroad right of way uses

Area Plans:

The Fargo Growth Plan 2024 designates the place type of the subject property as “Transitional Industrial/Commercial.” The existing GC, General Commercial zoning and commercial uses are consistent with this place type designation. No zone change is proposed.

Context

Schools: The subject property is located within the Fargo School District and is served by Madison Elementary, Ben Franklin Middle and North High schools.

Neighborhood: The subject property is not located within a designated neighborhood.

Parks: Jefferson Park (1904 4th Avenue S South) is located approximately over ¾ of a mile southeast of the subject property and offers the amenities of basketball, picnic table, playgrounds, and recreational trails, soccer, skatepark.

Pedestrian / Bicycle: There are no bicycle facilities along Main Avenue at this location.

MATBus: There are no MATBus routes along Main Avenue.

Staff Analysis:

The plat will replat the existing three lots of Lenthe’s First Addition into a different three-lot configuration. The exterior boundaries of the subdivision will not change. All of the property to be platted is zoned GC, General Commercial. No zone change is proposed. The area fronting Main Avenue is entirely developed with retail, restaurant, and convenience store uses. Some portions of the property will be redeveloped, including a new convenience store.

ACCESS: Access from Main Avenue will be revised from the current three access points to two access points. One access point will be shared by Lots 1 and 2, Block 1 and one access point will be on Lot 1, Block 1. Access from Main Avenue will otherwise be prohibited by the negative access easement depicted on the plat.

Access from the west by way of 27th Street South through the North Dakota Department of Transportation-owned property will remain.

Existing private access easements on the subject property that were created with Lenthe’s First Addition will be vacated, and new access easements will be created with this subdivision.

An encroachment agreement between the City and the property owner, approved by the City Commission on June 8th, 2026, addresses the parking lot encroachments into the Main Avenue right of way. These encroachments will be allowed to remain at this time, but will need to be eliminated when the subject property is redeveloped. The plat will eliminate some other existing encroachments into the Main Avenue right of way.

SUBDIVISION

The LDC stipulates that the following criteria are met before a minor subdivision can be approved:

1. **Section 20-0907.B.3 of the LDC stipulates that the Planning Commission recommend approval or denial of the application, based on whether it complies with the adopted Area Plan, the standards of Article 20-06 and all other applicable requirements of the Land Development**

Code. Section 20-0907.B.4 of the LDC further stipulates that a Minor Subdivision Plat shall not be approved unless it is located in a zoning district that allows the proposed development) and complies with the adopted Area Plan, the standards of Article 20-06 and all other applicable requirements of the Land Development Code.

This subdivision is intended to replat three existing lots in one block into a different configuration of three lots and one block. The Fargo Growth Plan 2024 designates the place type of the subject property as "Transitional Industrial/Commercial. The subject property is zoned GC, General Commercial. This zoning is consistent with the place type designation. This zoning allows the proposed land uses of redevelopment of existing commercial uses. No zone change is proposed. In accordance with Section 20-0901.F of the LDC, notices of the proposed plat have been sent out to property owners within 300 feet of the subject property. To date, staff has received and responded to one inquiry regarding this property. The project has been reviewed by the city's Planning, Engineering, Public Works, Inspections, and Fire Departments. **(Criteria Satisfied)**

2. Section 20-0907.C.4.f of the LDC stipulates that in taking action on a Final Plat, the Board of City Commissioners shall specify the terms for securing installation of public improvements to serve the subdivision.

While this section of the LDC specifically addresses only major subdivision plats, staff believes it is important to note that any improvements associated with the project (both existing and proposed) are subject to special assessments. Special assessments associated with the costs of the public infrastructure improvements are proposed to be spread by the front footage basis and storm sewer by the square footage basis as is typical with the City of Fargo assessment principles. **(Criteria Satisfied)**

Suggested Motion: "To accept the findings and recommendations of the Planning Commission and staff and move to approve the proposed **Lenthe's Second Addition**, as outlined in the staff report, as the proposal complies with the Fargo Growth Plan 2024, Sections 20-0907 B and C and Standards of Article 20-06 of the Land Development Code, and all other applicable requirements of the Land Development Code."

Planning Commission Recommendation: May 5th, 2026

At the May 5th, 2026 Planning Commission hearing, that Commission, by a vote of 9-0 with two Commissioners absent, moved to accept the findings and recommendations of staff and moved to recommend approval to the City Commission of the proposed **Lenthe's Second Addition**, as outlined in the staff report, as the proposal complies with the Fargo Growth Plan 2024, Sections 20-0907 B and C and Standards of Article 20-06 of the Land Development Code, and all other applicable requirements of the Land Development Code.

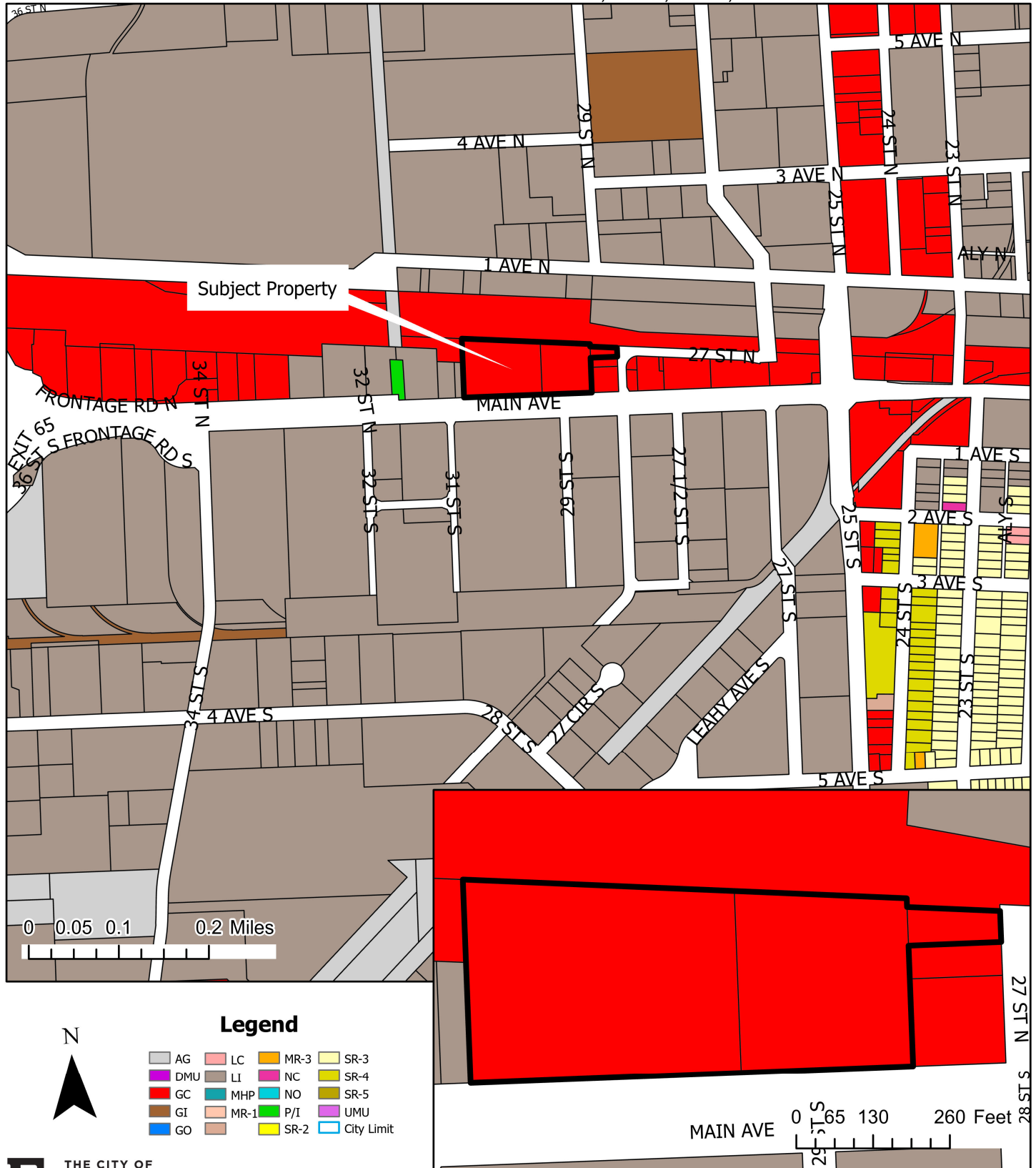
Attachments:

1. Zoning Map
2. Location Map
3. Preliminary Plat

Minor Subdivision

Lenthe's Second Addition

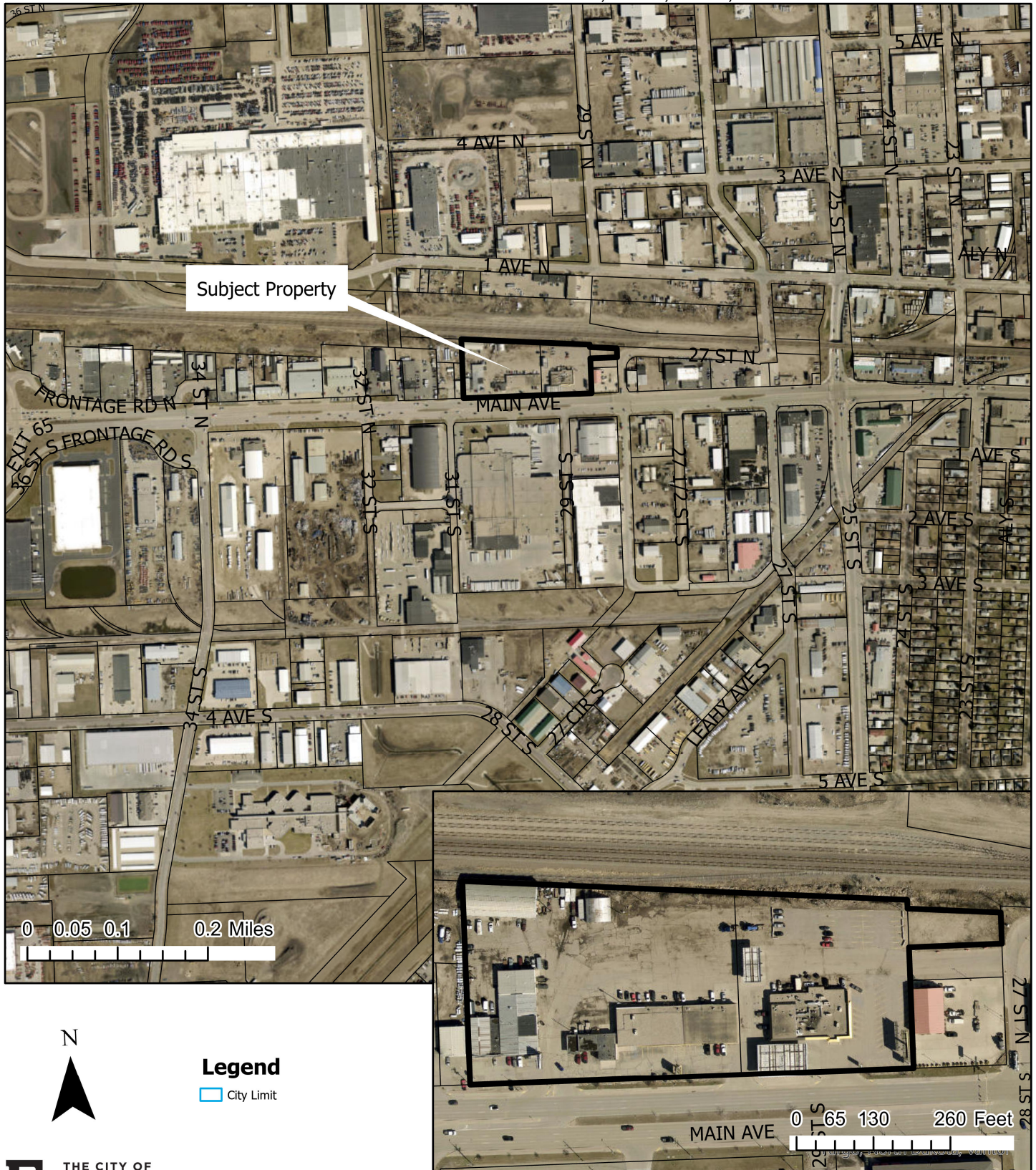
2825, 2901, 2903, 2905, 2907, 3001, 3003, 3005, 3007, 3039, 3041, 3043 and 3045 Main Avenue



Minor Subdivision

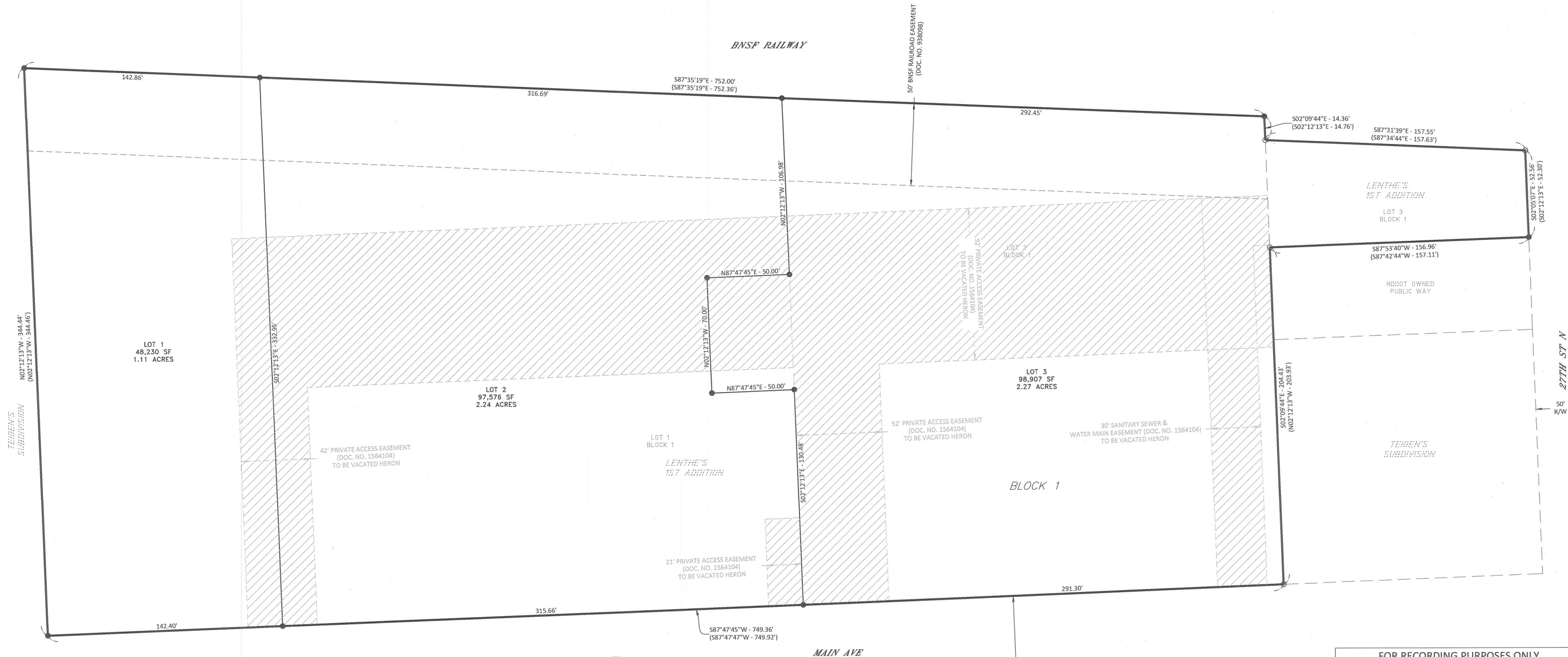
Lenthe's Second Addition

2825, 2901, 2903, 2905, 2907, 3001, 3003, 3005, 3007, 3039, 3041, 3043 and 3045 Main Avenue



A MINOR SUBDIVISION PLAT OF
LENTHE'S SECOND ADDITION

A REPLAT OF LOT 1, 2, AND 3 BLOCK 1 OF LENTHE'S FIRST ADDITION TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA



LEGEND

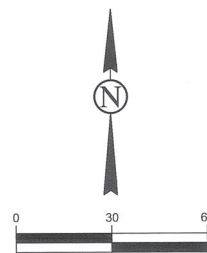
●	MONUMENT SET
○	MONUMENT FOUND
- - - - -	EX. EASEMENT
- - - - -	EX. PROPERTY LINE
- - - - -	EX. SECTION LINE
=====	PROPERTY BOUNDARY LINE
=====	NEW PROPERTY LINE
=====	EX. EASEMENT TO BE VACATED HERON
N00°00'00"E - 100.00'	MEASURED BEARING & DISTANCE
(N00°00'00"E - 100.00')	PLATTED BEARING & DISTANCE

SURVEY INFORMATION

DATE OF SURVEY: DECEMBER 2025
BASIS OF BEARING: CITY OF FARGO GROUND COORDINATE
SYSTEM, DECEMBER 1992, US SURVEY FEET
VERTICAL DATUM: NAVD88

NOTES

- ALL DISTANCES ARE GROUND DISTANCES.
- THE PUBLIC WAY DEPICTED ON THIS PLAT IS OWNED BY THE NORTH DAKOTA DEPARTMENT OF TRANSPORTATION FOR THE PURPOSE OF PROVIDING PUBLIC ACCESS TO AND FROM 27TH STREET NORTH FOR LOTS 1, 2, AND 3 OF LENTHE'S 1ST ADDITION (DOCUMENT NO. 1091273, 1128083, 1112759, & 1184184).
- PROPERTY IS SITUATED IN ZONE X (500-YEAR FLOODPLAIN) AS DEPICTED ON FEMA FIRM PANEL 38017C0589G, DATED JANUARY 16, 2015.
- EXISTING CANOPY & PARKING ENCROACHMENTS (DOCUMENT NO. 1582336 & 1582336) SHALL BE VACATED SEPARATELY FROM THIS DOCUMENT DURING CONSTRUCTION BETWEEN THE OWNER AND CITY.
- NEGATIVE ACCESS EASEMENT, AS NOTED ON THIS PLAT, IS AN EASEMENT DEDICATED AS PART OF THE RIGHT-OF-WAY DEDICATION WHICH EASEMENT DENIES DIRECT VEHICULAR ACCESS TO A STREET OR PUBLIC WAY FROM THE LOT OR LOTS ADJACENT TO SUCH STREET OR WAY. THE NEGATIVE ACCESS EASEMENT IS NOT A STRIP OF LAND OF ANY CERTAIN WIDTH, BUT IS A LINE COTERMINOUS WITH THE BOUNDARY OF THE ADJACENT LOT OR LOTS.



FOR RECORDING PURPOSES ONLY

SHEET 1 OF 3

LOWRY
ENGINEERING
5306 51ST AVENUE SOUTH, SUITE A
FARGO, NORTH DAKOTA 58104

A MINOR SUBDIVISION PLAT OF
LENTHE'S SECOND ADDITION

A REPLAT OF LOT 1, 2, AND 3 BLOCK 1 OF LENTHE'S FIRST ADDITION TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA



LEGEND

●	MONUMENT SET
○	MONUMENT FOUND
---	EX. EASEMENT
---	EX. PROPERTY LINE
---	EX. SECTION LINE
---	PROPERTY BOUNDARY LINE
---	NEW PROPERTY LINE
---	NEW EASEMENT LINE
XXXXXX	NEW NEGATIVE ACCESS EASEMENT
N00°00'00"E - 100.00'	MEASURED BEARING & DISTANCE
(N00°00'00"E - 100.00')	PLATTED BEARING & DISTANCE

SURVEY INFORMATION

DATE OF SURVEY: DECEMBER 2025
BASIS OF BEARING: CITY OF FARGO GROUND COORDINATE SYSTEM, DECEMBER 1992, US SURVEY FEET
VERTICAL DATUM: NAVD88

NOTES

- ALL DISTANCES ARE GROUND DISTANCES.
- THE PUBLIC WAY DEPICTED ON THIS PLAT IS OWNED BY THE NORTH DAKOTA DEPARTMENT OF TRANSPORTATION FOR THE PURPOSE OF PROVIDING PUBLIC ACCESS TO AND FROM 27TH STREET NORTH FOR LOTS 1, 2, AND 3 OF LENTHE'S 1ST ADDITION (DOCUMENT NO. 1091273, 1128083, 1112759, & 1184184).
- PROPERTY IS SITUATED IN ZONE X (500-YEAR FLOODPLAIN) AS DEPICTED ON FEMA FIRM PANEL 38017C0589G, DATED JANUARY 16, 2015.
- EXISTING CANOPY & PARKING ENCROACHMENTS (DOCUMENT NO. 1582336 & 1582336) SHALL BE VACATED SEPARATELY FROM THIS DOCUMENT DURING CONSTRUCTION BETWEEN THE OWNER AND CITY.
- NEGATIVE ACCESS EASEMENT, AS NOTED ON THIS PLAT, IS AN EASEMENT DEDICATED AS PART OF THE RIGHT-OF-WAY DEDICATION WHICH EASEMENT DENIES DIRECT VEHICULAR ACCESS TO A STREET OR PUBLIC WAY FROM THE LOT OR LOTS ADJACENT TO SUCH STREET OR WAY. THE NEGATIVE ACCESS EASEMENT IS NOT A STRIP OF LAND OF ANY CERTAIN WIDTH, BUT IS A LINE COTERMINOUS WITH THE BOUNDARY OF THE ADJACENT LOT OR LOTS.

FOR RECORDING PURPOSES ONLY

SHEET 2 OF 3

A MINOR SUBDIVISION PLAT OF
LENTHE'S SECOND ADDITION

A REPLAT OF LOT 1, 2, AND 3 BLOCK 1 OF LENTHE'S FIRST ADDITION TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA

OWNERS' CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT FARMERS UNION OIL COMPANY OF MOORHEAD, MINNESOTA, A MINNESOTA COOPERATIVE, DBA PETRO SERVE USA, IS THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

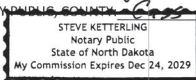
LOTS 1, 2, AND 3, BLOCK 1, LENTHE'S FIRST ADDITION TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA

SAID OWNER HAS CAUSED THE ABOVE DESCRIBED TRACT OF LAND SHOWN ON THIS PLAT TO BE SURVEYED AND PLATTED AS LENTHE'S SECOND ADDITION TO THE CITY OF FARGO, CASS COUNTY NORTH DAKOTA. SAID OWNER ALSO HEREBY DEDICATES AND CONVEYS TO THE PUBLIC, FOR PUBLIC USE, ALL UTILITY, SANITARY SEWER, AND ACCESS EASEMENTS SHOWN ON SAID PLAT. SAID LENTHE'S SECOND ADDITION, CONSISTS OF 3 LOTS AND 1 BLOCK, AND CONTAINS 5.62 ACRES, MORE OR LESS TOGETHER WITH EASEMENTS AND RIGHT OF WAYS OF RECORD.

BY: 
CLARK ERICKSON, CHIEF EXECUTIVE OFFICER
FARMERS UNION OIL COMPANY OF MOORHEAD, MINNESOTA

STATE OF North Dakota)
)SS
COUNTY OF Cass)

ON THIS 4 DAY OF June, 2026, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED CLARK ERICKSON, CHIEF EXECUTIVE OFFICER, FARMERS UNION OIL COMPANY OF MOORHEAD, MINNESOTA, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED SAME AS THEIR FREE ACT AND DEED.


NOTARY PUBLIC, COUNTY: Cass STATE: North Dakota


SURVEYORS CERTIFICATE

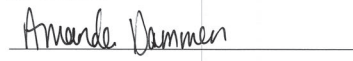
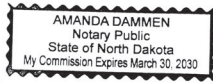
I, COLE A. NESET, REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NORTH DAKOTA, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND PLATTED THE PROPERTY DESCRIBED ON THIS PLAT AS LENTHE'S 2ND ADDITION; THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY; THAT ALL DISTANCES ARE SHOWN CORRECTLY ON SAID PLAT IN FEET AND HUNDREDTHS OF A FOOT; THAT ALL MONUMENTS ARE OR WILL BE INSTALLED CORRECTLY IN THE GROUND AS SHOWN; AND THAT THE EXTERIOR BOUNDARY LINES ARE CORRECTLY DESIGNATED.

DATED THIS 4 DAY OF June, 2026.


COLE A. NESET,
REGISTERED LAND SURVEYOR
LS-7513

STATE OF NORTH DAKOTA)
)SS
COUNTY OF CASS)

ON THIS 4 DAY OF June, 2026, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED COLE A. NESET, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED SAME AS THEIR FREE ACT AND DEED.


NOTARY PUBLIC, COUNTY: CASS STATE: NORTH DAKOTA




CITY ENGINEER'S APPROVAL

THIS PLAT IN THE CITY OF FARGO IS HEREBY APPROVED THIS _____ DAY OF _____ 20____.

TOM KNAKMUHS, P.E.
CITY ENGINEER

STATE OF _____)
)SS
COUNTY OF _____)

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED TOM KNAKMUHS, P.E., TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED SAME AS THEIR FREE ACT AND DEED.

NOTARY PUBLIC, COUNTY: _____ STATE: _____

CITY COMMISSION APPROVAL

APPROVED BY THE BOARD OF CITY COMMISSIONERS AND ORDED FILED THIS _____ DAY OF _____ 20____.

TIMOTHY J. MAHONEY ATTEST: ANGIE BEAR
MAYOR DEPUTY AUDITOR ON BEHALF OF CITY AUDITOR

STATE OF NORTH DAKOTA)
)SS
COUNTY OF CASS)

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED TIMOTHY J. MAHONEY & ANGIE BEAR, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED SAME AS THEIR FREE ACT AND DEED.

NOTARY PUBLIC, COUNTY: _____ STATE: _____

CITY PLANNING COMMISSION APPROVAL

THIS PLAT IN THE CITY OF FARGO IS HEREBY APPROVED THIS _____ DAY OF _____ 20____.

MARANDA R. TASA, CHAIR
FARGO PLANNING COMMISSION

STATE OF _____)
)SS
COUNTY OF _____)

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED MARANDA R. TASA, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED SAME AS THEIR FREE ACT AND DEED.

NOTARY PUBLIC, COUNTY: _____ STATE: _____

FOR RECORDING PURPOSES ONLY