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MONTGOMERY COUNTY
PLANNING COMMISSION

MONTGOMERY COUNTY • PO BOX 311
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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

November 21, 2025

Ms. Sara Jarrett-Eaton, Manager
Souderton Borough
31 West Summit Street
Souderton, Pennsylvania 18964-1693

Re: MCPC #20-0082-005
Plan Name: Taco Bell Drive-Thru at Towne Gate Shopping Center Conditional Use
(1 lot comprising 20 acres)
Situate: East Broad Street at North School Lane
Souderton Borough

Dear Ms. Jarrett-Eaton:

We have reviewed the above-referenced land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on November 5, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant, School Lane Development, LLC, is in the process of redeveloping the site of the former Souderton Area High School into Towne Gate Commons. Some portions of the site are built and occupied, while other portions of the site are under construction or yet to be built. The portion of the site involved this conditional use application is in Phase 2B.2 and when completed will include townhomes, mixed-use buildings, commercial space, a day care, a food establishment, a neighborhood park, public plaza, new internal roads, landscaping, stormwater management, and lighting. The site is located in Souderton's MUR - Mixed-Use Redevelopment Zoning District.

The applicant's plan was previously approved by the borough; however, the applicant proposes to change a 6,525-square-foot commercial retail building to be a 2,447-square-foot Taco Bell restaurant with drive-through and 17 parking spaces. A fast-food restaurant is permitted-by-right in this district; however, the drive-through facilities are permitted by conditional use.

The parking adjacent to this commercial building was previously approved at 22 spaces. This revised plan reduces the proposed parking by 5 spaces to a total of 17 in that area. Bicycle parking is also shown near the proposed Taco Bell building.

We reviewed proposals for earlier phases of this project on May 14, 2013; November 20, 2013; April 11, 2014; October 15, 2014; and August 30, 2017. We previously reviewed a sketch plan for this phase on June 25, 2018. We previously reviewed this phase on May 11, 2020 and September 25, 2020. We reviewed previous revisions to the approved plan on May 1, 2023 and October 21, 2024. This project will require land development approval in addition to conditional use approval.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) cannot support the applicant's proposal, and it is our recommendation that it is not approved for the following reasons.

The Mixed-Use Redevelopment District permits one drive-through facility per every 15 acres of gross site area. This site is 20 acres, thus only one drive-through facility is permitted, which was the intent of the district and the overall site redevelopment. This proposal represents a second drive-through facility on the site. Drive-through facilities are automobile oriented by nature and can impede pedestrian comfort and safety accessing the restaurant. This contradicts the primary purpose of the MUR district in Article XX of the borough's zoning ordinance: "To create a walkable, livable, and attractive mixed-use center that complements the borough's existing traditional neighborhoods and commercial areas." Additional stated intent includes to promote development that is primarily designed to be walkable and bikeable, rather than automobile oriented, and to provide housing options that give residents convenient pedestrian access to retail, restaurants, services and employment.

Should the borough choose to consider the submittal, we would encourage the borough and applicant to consider making specific changes noted in our review prior to conditional use approval and final plan approval. Our comments on how the applicant's submittal can be improved are as follows:

REVIEW COMMENTS

CONDITIONAL USE

Drive-through facilities are permitted in the MUR district as a conditional use per zoning section §2000.B.6, provided that they meet the following requirements:

A. Drive-through facilities must be located to the rear or side of a building, screened from view from existing and proposed public streets, main access drives, residential uses, and public walkways. The site plan shows only street trees between the drive-through lanes and Broad Street. These will not provide screening as required by the code. The borough should evaluate the proposed screening of the drive-through lanes on the south side of the building for their efficacy.

B. Drive-through facilities shall be limited to one lane. The plan is compliant with this standard.

C. No more than one drive-through facility shall be permitted for every 15 acres of gross site area. This development is 20.14 acres and currently contains a drive-through facility. The applicant has indicated that they are seeking zoning relief from this requirement. Please see the "Recommendation" section of this letter for our comments.

D. Every drive-through facility shall include a separate drive aisle for pass-by traffic. This drive aisle shall not count toward the maximum number of permitted lanes. The plan is compliant with this standard.

E. Drive-through facility lighting must be fully cut-off and located directly under a canopy to minimize spillover glare on neighboring uses. The applicant has indicated they will comply with this requirement, and this should be confirmed in the land development application.

ZONING

A. Loading:

1. The screening for the loading area does not meet the requirement of §1210.A. The applicant indicated they will be seeking zoning relief for this requirement. Additionally, §1210.A requires service and loading areas shall be located to the side and rear of the building, yet the proposed orientation sets the stated loading area to the front of the building. We recommend the front of Taco Bell be oriented to face Broad Street, leaving the loading area to the side and rear of the building.

2. The applicant should provide truck-turning plans in the land development application for the loading area to confirm their location and size. §1210.B requires that the location and size of loading areas be adequate for the safe maneuvering and parking of trucks that ingress, and that egress can occur on the lot without backing out onto a public street.

SUBDIVISION AND LAND DEVELOPMENT

A. Site Design Standards. Front façades of buildings are required to be oriented toward existing or proposed streets with the primary entrance in the front façade per §420.1.B.3. As Broad Street is an existing street and highly trafficked, we recommend the front façade of Taco Bell face Broad Street. In the alternative, the applicant should consider an equally well-designed façade for that building face.

B. Architectural Requirements:

1. Corner buildings are required to be treated as having multiple front façades, with one entrance located on each façade per §420.4.B.2. This building is on the corner of Souder's Way and Broad Street but the elevations show only one entrance. The applicant should consider adding another entrance.

2. It is not clear from the architectural designs submitted whether the facades facing the street and parking lot meet the requirement of 30% window area for the first floor. (§420.4.E.1.) We recommend the applicant supply dimensional calculations demonstrating that they are meeting this requirement.

3. The entire site should have a common, coherent architectural and signage theme throughout, as well as complementary roof features. (§420.4.F.1., §420.4.G., §420.4.J.1., and §420.5.) We suggest the applicant explain how the architecture, materials, colors, and signage contribute to a coherent design throughout Towne Gate Commons.

C. Signage Standards:

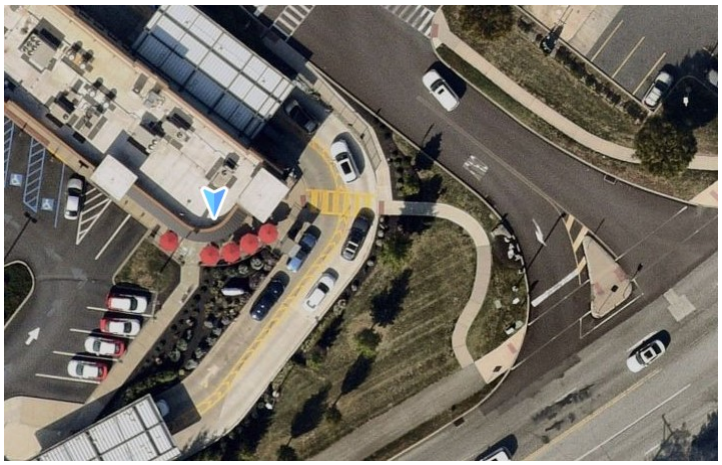
1. Every street address must be clearly visible on the front and rear of each building, per §420.5.B. The applicant should consider adding the street address to the exterior elevations.

2. Per §420.5.C, standardized or corporate signage that does not relate to building architecture or the wayfinding and informational signage program is discouraged. The borough and applicant should collaborate to find a signage option that best meets the requirements of the ordinance and the needs of the applicant.

PEDESTRIAN ACCESS

A. The applicant is admitting to higher anticipated traffic than originally planned. We request that the township and applicant work together on a mutually agreed solution for transportation infrastructure improvements to meet this demand, including sidewalks so that residents or visitors of Towne Gate Commons can safely and comfortably access the restaurant.

B. We recommend that more direct pathways be designed for pedestrians who will access the Taco Bell via Broad Street. It may be appropriate to provide a pedestrian cut-through from Broad Street, across the queueing lane for the drive-through, to the building entrance. The current configuration requires pedestrians on Broad Street to either walk entirely on the sidewalk around the development's vehicular entrance or walk across the grass and the drive-through lanes without a crosswalk. Additionally, it may be helpful to provide a more direct path to a building entrance with a crosswalk through the drive-through lane for pedestrians entering from Souder's Way.



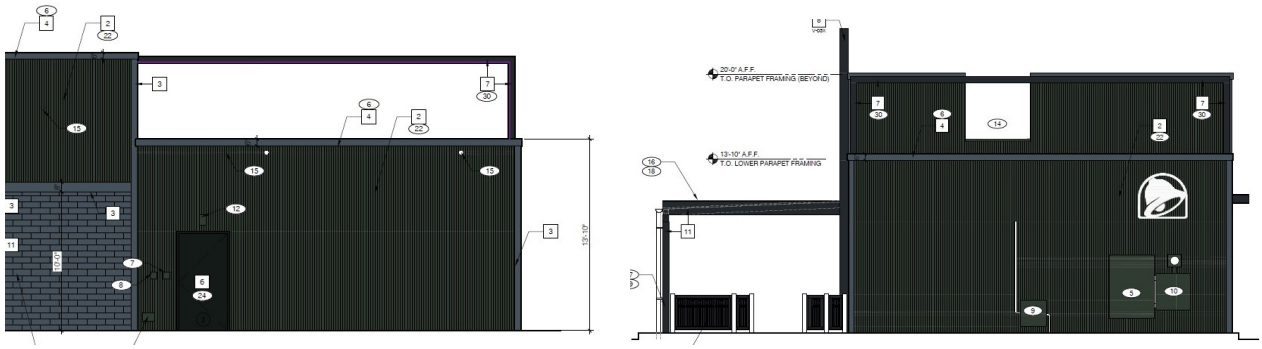
A fast-food restaurant with drive-through facilities in Towamencin Township, featuring a path from the street and crosswalk across the drive-through lane

C. We recommend a crosswalk from the adjacent parking lot to the Taco Bell to help pedestrians cross the drive lane safely. The applicant has indicated they will add a crosswalk.

STREETSCAPE

A. Development Entrance. This proposal would result in the primary entrance of the development on a highly trafficked street to be flanked by drive-through facilities. This contradicts the stated intent of the MUR district, which includes: "Promote development that is primarily designed to be walkable and bikeable, rather than automobile oriented."

B. Building Orientation. The Taco Bell is proposed to be oriented with the most visible building faces facing Broad Street being devoid of windows and architectural features. The stated intent of the MUR district includes: "Ensure context-sensitive design that complements and is consistent with the borough's existing historic character, neighborhoods, streetscapes, and buildings." The intent of the district and redevelopment is to orient the front of buildings towards their frontage on the external streets, not align the primary or sole entrances internally. We recommend a building design that presents towards and provides an entrance to those on Broad Street.



The side of the building (left) and the rear (right) that are the most visible to Broad Street

LANDSCAPING

The site plan depicts landscaping screening on the retaining wall to the north of the proposed restaurant building. This screening is proposed for approximately the length of the building. The applicant should consider continuing the landscaping along the retaining wall to the end of the parking lot to complete the screening of this area.

CONCLUSION

We wish to reiterate that MCPC does not support the applicant's proposal as it conflicts with the intent of the zoning district and overall goals of the Towne Gate Commons development.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number (#20-0082-005) on any plans submitted for final recording.

Sincerely,

Matt Lubitz, Senior Planner
610-278-3738 – matt.lubitz@montgomerycountypa.gov

c: Gregg I. Adelman, Esq., Applicant's Representative
Susan A. Rice, P.E., Applicant's Engineer
Melissa Hutchison, P.E., Borough Engineer
Ed Huber, PLS, Chair, Borough Planning Commission
Scott Burton, PennDOT
Paul Lutz, PennDOT
Fran Hanney, P.E., PennDOT

Attachment A: Aerial Image of Site
Attachment B: Reduced Copy of Applicant's Proposed Site Plan
Attachment C: Reduced Copy of Applicant's Proposed Exterior Elevations page 1
Attachment D: Reduced Copy of Applicant's Proposed Exterior Elevations page 2



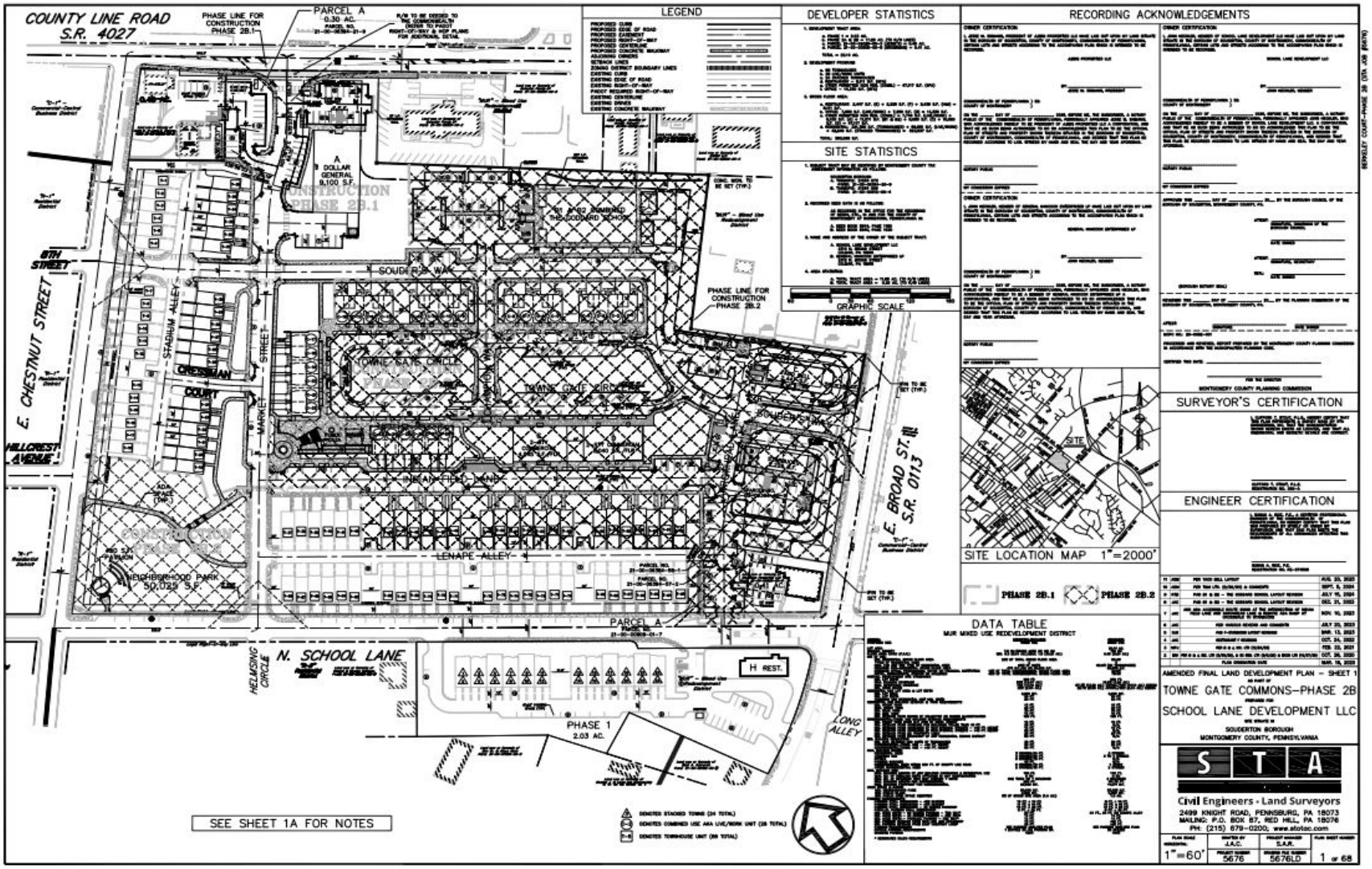
Taco Bell Drive Thru
at Towne Gate Shopping Center
MCPC#200082005

Montgomery County Planning Commission

0 100 200 400 Feet

N

Montgomery County Courthouse - Planning Commission
PO Box 311 Norristown PA 19404-0311
(p) 610 278-3722 (f) 610 278-3941
www.montcopa.org/planning
Aerial photography provided by Nearmap


COUNTY LINE ROAD
S.R. 4027
PHASE LINE FOR CONSTRUCTION PHASE 2B.1
PARCEL A
0.30 AC.
LEGEND
DEVELOPER STATISTICS
SITE STATISTICS
RECORDING ACKNOWLEDGEMENTS
DOLLAR GENERAL
9,100 S.F.
CONSTRUCTION PHASE 2B.1
8TH STREET
E. CHESTNUT STREET
SOUDERTON WAY
PHASE LINE FOR CONSTRUCTION PHASE 2B.2
TOWNE GATE CIRCLE
BOULEVARD WAY
E. BROAD ST. (RT. 113) S.R. 0113
GRAPHIC SCALE
STADIUM ALLEY
CRESSMAN COURT
MARKET STREET
HILLCREST AVENUE
LENAPE ALLEY
NEIGHBORHOOD PARK
50,029 S.F.
CONSTRUCTION PHASE 2B.2
PARCEL A
N. SCHOOL LANE
HELMSING CIRCLE
H REST.
PHASE 1
2.03 AC.
LONG ALLEY
SEE SHEET 1A FOR NOTES
SITE LOCATION MAP 1"=2000'
PHASE 2B.1
PHASE 2B.2
SURVEYOR'S CERTIFICATION
ENGINEER CERTIFICATION
DATA TABLE
MJR MIXED USE REDEVELOPMENT DISTRICT
AMENDED FINAL LAND DEVELOPMENT PLAN - SHEET 1
TOWNE GATE COMMONS-PHASE 2B
SCHOOL LANE DEVELOPMENT LLC
SOUDERTON BOROUGH
MONTGOMERY COUNTY, PENNSYLVANIA
Civil Engineers • Land Surveyors
2499 KNIGHT ROAD, PENNSBURG, PA 18073
MAILING: P.O. BOX 87, RED HILL, PA 18076
PH: (215) 679-0200; www.stotac.com
1" = 60'
5676
5676LD
1 of 68



RIGHT SIDE ELEVATION 1/4" = 1'-0" **A**

TAG	QTY	ITEM DESCRIPTION	ELEC
V-03X	1	ENTRY ARCH ELEMENT	YES
V-04X	1	SECONDARY ARCH ELEMENT	YES
V-04.52	2	52" SWINGING BELL PURPLE LOGO FACE LIT	YES
V-09.24W	2	24" WHITE CHANNEL LETTERS VERTICAL	YES
V-04.42	1	42" SWINGING BELL PURPLE LOGO FACE LIT	YES

V-102	1	CANOPY 4'-0" x 20'-1" x 8"
V-101.DT	1	CANOPY 1'-4" x 20'-0" x 8"

NOTE: REFER TO GRAPHICS PACKAGE FOR ADDITIONAL INFORMATION

SIGNAGE & CANOPY **G**

NOT USED **E**

NOT USED **D**

NOT USED **B**

SYMBOL	AREA	MANUFACTURER	COLOR	REMARKS
1	LOWER HALF OF BUILDING	INTERSTATE BRICK	THIN BRICK - OBSIDIAN	
2	SIDING, UPPER HALF OF BUILDING AND REAR	FAC-CLAD	MATTE BLACK	3CM RS WALL PANEL 24 GA. STEEL, 1-3/8" DEEP PANELS
3	WALL TRIM	AZEK PAINT PRO PVC TRIM	CAWAR (SW9050), SEMI-GLOSS	
4	PARAPET CAP		SW9060 CAWAR	
5	DOWNSPOUTS, COLLECTOR BOXES, OVERFLOW SCUPPERS		SW9060 CAWAR	
6	SERVICE DOOR AND FRAME		SW9060 CAWAR	
7	METAL TUBE FRAME - REAR OF BUILDING		REFER TO SIGN SHOP DRAWINGS FOR FINISH COLORS, TYP.	
8	METAL ARCH TUBE FRAME (BY VENDOR)		REFER TO SIGN SHOP DRAWINGS FOR FINISH COLORS, TYP.	
9	RAILINGS AND POSTS	RESTAURANT SUPPLY CHAIN SOLUTIONS	PANELS & POSTS PRE-FINISHED TO MATCH SW9060 CAWAR (PREFERRED POWDER COATED)	
10				
11	EXTERIOR METAL CANOPIES, BRACKETS AND COLUMNS (BY VENDOR)		PAINTED OR POWDERCOATED TO MATCH SW9060 CAWAR	
12	ACCENT PANEL (BY VENDOR)	BRIDGER STEEL	REFER TO SIGN SHOP DRAWINGS FOR FINISH COLORS, TYP.	
13				
14				
15	EXTERIOR PAINT	SHERWIN WILLIAMS	SW9060 (CAWAR)	

EXTERIOR FINISH SCHEDULE **H**

MISCELLANEOUS
A. SEE SHEET A1.1 'WINDOW TYPES' FOR WINDOW ELEVATIONS.

SEALERS (REFER TO SPEC'S):
A. SEALANT AT ALL WALL AND ROOF PENETRATIONS.
B. SEALANT AT ALL WINDOW AND DOOR FRAMES AND JAMB. DO NOT SEAL SILL @ WINDOWS.
C. APPLY NEOPRENE GASKET (CONT.) BETWEEN BUILDING AND CANOPY.

CRITICAL DIMENSIONS
A. REQUIRED CLEAR OPENING WIDTH TO ENSURE COORDINATION WITH STANDARD SIGNAGE/BUILDING ELEMENTS DIMENSIONS.

NOTE: NO EXTERIOR SIGNS ARE WITHIN THE SCOPE OF WORK COVERED BY THE BUILDING PERMIT APPLICATION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE INSTALLATION OF ALL EXTERIOR SIGNS AND INSTALLATION OF REQUIRED BLOCKING AND ELECTRICAL CONNECTIONS FOR FINAL APPROVED SIGNS.

PAINTING:
APPLICATOR MUST DO THEIR DUE DILIGENCE WITH PREPARATION.
PRIMER: 1 COAT SW A24W8300
FINISH: 2 COATS SW A82-100 SERIES. MATCH COLORS FROM MATERIAL SCHEDULE.
A-100 EXTERIOR LATEX SATIN.
PAINT PRO AZEK FOR ALL DARK FINISHES.

GENERAL NOTES **F**

1. BUILDING SIGN, BY VENDOR. SEE STRUCTURAL BLOCKING ELEVATIONS. SEE ELECTRICAL PLANS FOR POWER REQUIREMENTS.
2. DRIVE THRU WINDOW. SEE SHEET A1.0 AND A1.1.
3. METAL CANOPY; PROVIDED BY SIGN VENDOR, INSTALLED BY G.C.
4. ALUMINUM STOREFRONT, WINDOW/DOOR SYSTEM, TYPICAL. SEE A1.1.
5. SWITCH GEAR. PAINT TO MATCH WALL.
6. PARAPET COPING. IF DURO-LAST EDGE TRIM IS USED, USE THE DURO-LAST PRE-FINISHED EDGE TRIM. SEE DETAIL 2/A6.0.
7. CO2 FILLER VALVE & COVER. SEE DETAIL 5/A6.2 SIM.
8. GREASE TANK. FILLER VALVE & COVER.
9. GAS SERVICE.
10. ELECTRIC SERVICE.
11. STOREFRONT DOOR. REFER TO DOOR SCHEDULE A1.1.
12. WALL PACK LIGHT FIXTURE.
13. HOSE BIBB LOCATION. REFER TO PLUMBING AND DETAIL 8/A6.2
14. ROOF ACCESS NOTCH
15. OVERFLOW DRAIN
16. CORRUGATED METAL ROOF - BY G.C.
17. ALUMINUM TUBE POST . SEE STRUCTURAL DWGS. TO BE PAINTED. SEE SCHEDULE.
18. ALL EDGES WHERE PATIO ROOF MEETS HARDIE SIDING TO BE CAULKED/SEALED.
19. GUTTER AND DOWNSPOUT, PAINT TO MATCH COLUMN
20. PATIO RAILING, SEE A-2.0 FOR DETAILS, PAINT TO MATCH COLUMN.
21. WOOD RAFTERS. SEE STRUCTURAL DWGS.
22. ARCHITECTURAL METAL PANELS.
23. THIN BRICK.
24. SERVICE DOOR. OWNER-SUPPLIED / G.C. INSTALL.
25. BOLLARDS PER CIVIL.
26. WALL LIGHTING - LIGHTING VENDOR SUPPLIED / GC INSTALLED. SEE SHEET E4.0 AND ELECTRICAL DRAWINGS.
27. ILLUMINATED METAL TUBE ARCH BY SIGN VENDOR - SEE CUTSHEET FOR MORE INFO.
28. VERIFY ALL UL RATED STICKERS ON SIGNS ARE NOT WITHIN CUSTOMER VISIBILITY WHEN ALLOWABLE. WHEN JURISDICTION REQUIRES CUSTOMER VISIBILITY, MAKE SURE STICKERS ARE NOT PROMINENTLY DISPLAYED. VENDOR STICKERS SHOULD NOT BE VISIBLE TO THE GENERAL PUBLIC
29. METAL WRAP TO MATCH EXTERIOR STOREFRONT FRAMING (BLACK).
30. PAINTED ALUMINUM FRAME WITH INTEGRATED LED LIGHTING BY VENDOR.
31. ASSUME D/T LAND SURFACE IS 6" BELOW THE FINISH FLOOR. REFER TO GRADING & SITE PLAN. COORDINATE WITH CIVIL ENGINEER.
32. OVERFLOW DRAIN, SEE PLUMBING DRAWINGS.
33. PURPLE LED WALL WASH LIGHT, BY SIGN VENDOR. SEE A6.2/S.

KEY NOTES **C**

THE PETTIT GROUP, LLC
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Certificate of Authorization No. 24GA27914400

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NO.	DESCRIPTION	DATE
	ISSUE FOR REVIEW	09/19/25

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THE CONTRACTOR MUST VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB AND REPORT ANY ERRORS OR THE OMISSION OF ANY DISCREPANCIES. THE CONTRACTOR SHALL UNDERSTAND THAT THE DIMENSIONS AND CONDITIONS SHOWN ON THE PLANS ARE ONLY APPROXIMATE. IT IS IMPORTANT TO NOTE THAT NOT ALL UTILITIES MAY BE SHOWN ON THE PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES (AERIAL AND BURIED) PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE ONE CALL SYSTEM OR UTILITY MARK OUT SERVICE (1-800-272-1000) PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGED UTILITIES RESULTING FROM HIS WORK.

DESIGNED BY: DT	JOB NO.: 1061-164
DRAWN BY: AA	DATE: 09.19.2025
CHECKED BY: TH	SCALE: AS NOTED

PROJECT:

TACO BELL

635 E. BROAD STREET
SOUDERTON, PA 18964

FOR

WINTERSTAR CORPORATION
PO BOX 429
CONSHOHOCKEN, PA 19428

TIMOTHY HOGAN
AIA, NCARB
Registered Architect
Commonwealth of Pennsylvania • License # RA 406578

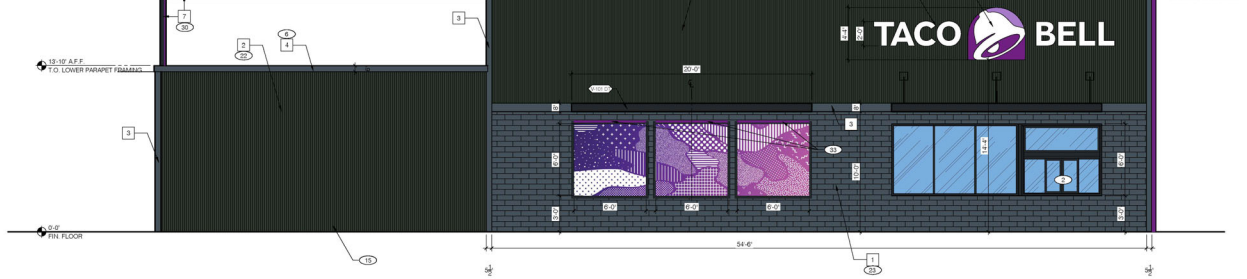
SHEET TITLE:

EXTERIOR ELEVATIONS

SHEET NUMBER:

A4.0

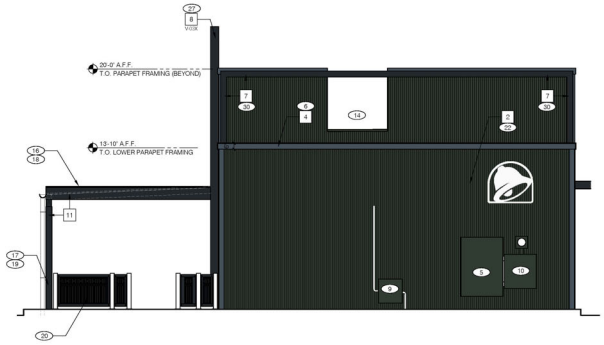
DO NOT SCALE DRAWINGS



LEFT SIDE ELEVATION 1/4" = 1'-0" A



FRONT ELEVATION 1/4" = 1'-0" C



REAR ELEVATION 1/4" = 1'-0" B

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DESIGNED BY: DT	JOB NO.: 1061-164
DRAWN BY: AA	DATE: 09 19 2025
CHECKED BY: TH	SCALE: AS NOTED

PROJECT:

635 E. BROAD STREET
SOUDERTON, PA 18964

FOR

WINTERSTAR CORPORATION
PO BOX 429
CONSHOHOCKEN, PA 19428

TIMOTHY HOGAN
ARCHITECT
Registered Architect
Commonwealth of Pennsylvania • License # RA 406178

SHEET TITLE:

EXTERIOR ELEVATIONS

SHEET NUMBER:

A4.1

DO NOT SCALE DRAWINGS