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Planning Commission

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Scott France, AICP
Executive Director

May 6, 2026

Mr. Christopher S. Christman, Manager
Abington Township
1176 Old York Road
Abington, Pennsylvania 19001-3713

Re: MCPC #26-0096-001
Plan Name: 1919 Easton Road (Taco Bell)
(1 lot comprising 3.47 acres)
Parcel ID: 300014820009
Situate: Easton Road (east)/west of Davisville Road
Abington Township

Dear Mr. Christman:

We have reviewed the above-referenced land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on April 9, 2026. We forward this letter as a report of our review.

BACKGROUND

Chestnut Restaurants LLC is seeking to redevelop the vacant Citizens Bank located on 1010 Easton Road into a Taco Bell fast food restaurant with drive-through. The applicant would change the use of the existing building, located within The Trolley Stop at Willow Grove Park shopping center, from use C-4: Bank, to use C-25: Restaurant, Fast-Food. Proposed site improvements include updating existing bank drive-through infrastructure to support a fast-food restaurant, adding an additional ADA parking space, and altering the front entrance for the new restaurant. The site is located in the MS-H Main Street High Intensity/Density zoning district. The applicant is seeking 14 waivers based on minimal external impact caused by the redevelopment. The applicant's plan is dated January 5, 2026.

COMPREHENSIVE PLAN COMPLIANCE

ABINGTON COMPREHENSIVE PLAN UPDATE (2007)

The site is located in the Retail, Commercial, Office Use future land use area. The plan update recommends encouraging commercial uses to develop centralized parking areas. The proposal is consistent with the plan.

MONTCO 2040: A SHARED VISION

The proposed Taco Bell is located within the future land use designation of Regional Mixed-Use Center, which is for intensely developed suburban cores with significant retail. Additionally, this designation also includes a lot of traffic, regional and major community shopping centers, and concentrations of restaurants. Secondary uses in this area include small-scale shopping centers. Developments and public improvement should make it easy to walk to public transportation and other parts of the center. The proposal is consistent with the plan.

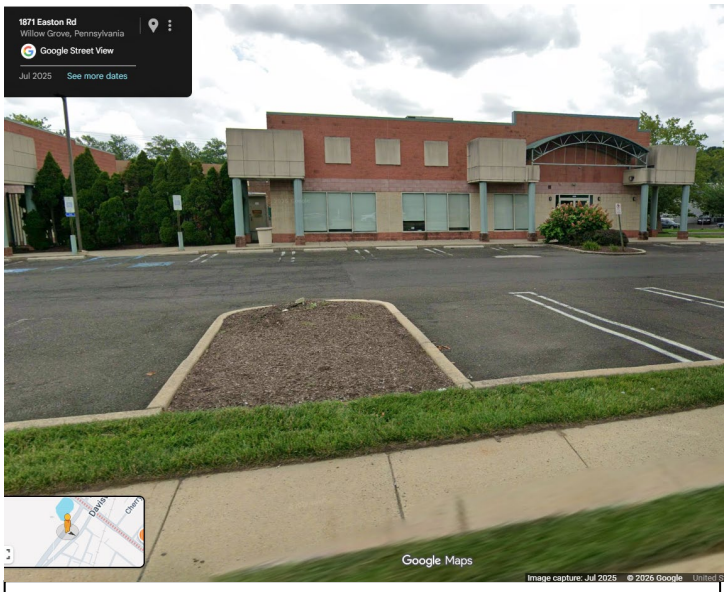
RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal; however, in the course of our review, we have identified the following issues that the applicant and Abington Township may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

LANDSCAPING AND SCREENING

A. Parking Lot Landscaping. As referenced in the plan, there are currently 159 existing parking spaces in the shopping center, which is 73 more than the required amount per the Shopping Center parking requirements in §162-2304-C33. This creates a large amount of impervious surface, creating a heat island effect impacting the community. We suggest that the applicant turn some existing parking spaces into green space. This would reduce impervious surface coverage, improve stormwater management, provide a street tree and parking lot landscaping [§162-2402], and better define and separate parking spaces from access drives and drive aisles with planting islands.Such strategies as creating planting islands or bio-infiltration zones may be considered as viable green spaces in reducing the impervious surface of the existing parking lot.



The vacant planting island near Easton Road could host a tree serving both as a street tree and parking lot tree.

B. Site Element Screen. We suggest the applicant consider adding a site element screen between the drive-through and the street (had this plan proposed a new drive-through, a medium-intensity screen would have been required) [§162-2403.C].

PEDESTRIAN CONNECTIVITY

A. All buildings must be connected, via a continuous pedestrian network of sidewalks, crossswalks, and paths, to: parking, streets, and public transportation and other on-site buildings [§162-2504.C.]

B. The Main Street-High Intensity District in which the development is located prioritizes pedestrian connectivity (§162-1000.F).

C. As the proposed development is within an existing shopping center, the opportunities for pedestrian connectivity are limited to the existing infrastructure. However, there are opportunities to improve existing connectivity by installing a crosswalk from Easton Road to the proposed Taco Bell. Additionally, there are opportunities for improving pedestrian connection into the shopping center from Davisville Road.

OTHER REQUIRED PLAN INFORMATION

The width of all streets, existing cartways of streets adjoining the site, with existing and ultimate rights-of-way and route numbers [§146-11.B].

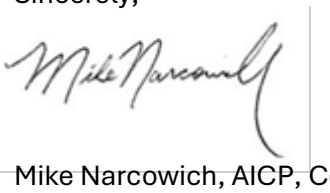
CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal, but we believe that our suggested revisions will better achieve Abington Township's planning objectives for commercial 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 #26-0096-001 on any plans submitted for final recording.

Sincerely,



Mike Narcowich, AICP, Community Planning Assistant Manager II
610.278.5238 – michael.narcowich@montgomerycountypa.gov

c: Chestnut Restaurants, LLC, Applicant
Brian Cleary, PE, The Pettit Group, LLC, Applicant's Engineer
Nicholas Brown, Chair, Township Planning Commission
Khaled R. Hassan, P.E., Pennoni, Township Engineer
Allison A. Lee, P.E., Pennoni, Township Engineer
Michael P. Clarke, Esq., Rudolph Clarke, LLC, Township Solicitor
Tara Wehmeer, Assistant Township Manager

Attachments: A. Aerial of Site
B. Reduced Copy of Applicant's Proposed Site Plan



1919 Easton Road (Taco Bell)
MCPC#260096001

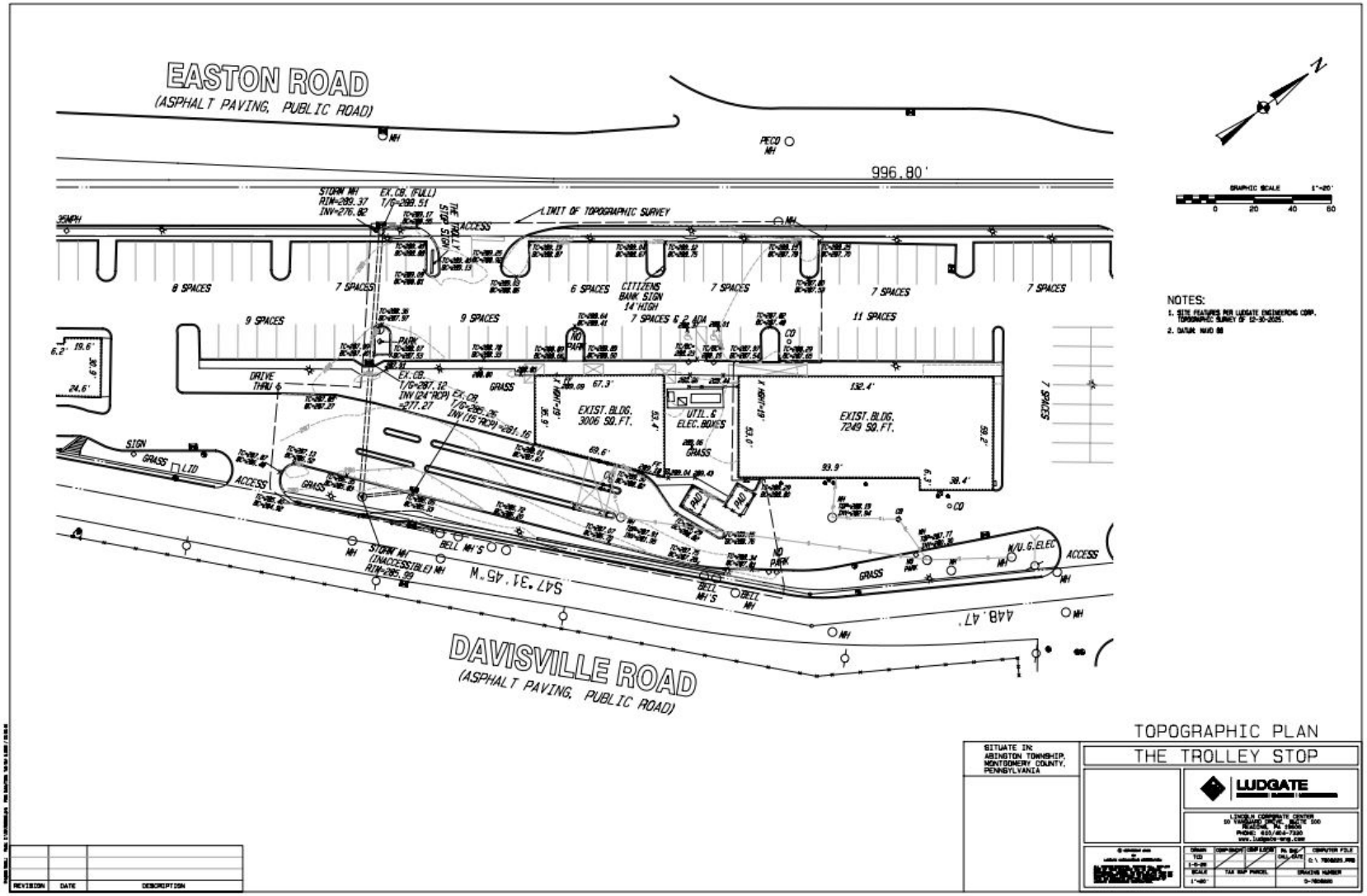
Montgomery County Planning Commission

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Aerial photography provided by Nearmap


EASTON ROAD
(ASPHALT PAVING, PUBLIC ROAD)
996.80'
LIMIT OF TOPOGRAPHIC SURVEY
8 SPACES
7 SPACES
6 SPACES
CITIZENS BANK SIGN 14' HIGH
7 SPACES & 2 ADA
7 SPACES
7 SPACES
7 SPACES
9 SPACES
9 SPACES
11 SPACES
NO PARK
DRIVE THRU
EXIST. BLDG. 3006 SQ.FT.
UTIL. & ELEC. BOXES
EXIST. BLDG. 7249 SQ.FT.
SIGN
GRASS
LID
ACCESS
BELL MH'S
K/U.G. ELEC
S47°31'45"W
448.47'
DAVISVILLE ROAD
(ASPHALT PAVING, PUBLIC ROAD)
NOTES:
1. SITE FEATURES PER LUDGATE ENGINEERING CORP. TOPOGRAPHIC SURVEY OF 12-30-2025.
2. DATUM: NAVD 88
GRAPHIC SCALE
0 20 40 80
SITUATE IN:
ABINGTON TOWNSHIP,
MONTGOMERY COUNTY,
PENNSYLVANIA
TOPOGRAPHIC PLAN
THE TROLLEY STOP
LUDGATE
REVISION
DATE
DESCRIPTION