

CITY PLAN COMMISSION STAFF REPORT

CD-MISC-2026-00003



KANSAS CITY
Planning & Dev

South Round Top Neighborhood Plan

April 1, 2026

Docket # X

Request

Area Plan Amendment

Applicant

City Planning and Development Dept.
City of Kansas City, Missouri

KC Spirit Playbook Alignment

CD-MISC-2026-00003, High Alignment

Approval Process



Overview

Approval of the South Round Top Neighborhood Plan as an amendment to the Heart of the City Area Plan. The goal of the neighborhood planning process and resulting plan is to provide city leaders, city departments, and neighborhood leaders with an actionable list of recommendations.

Existing Conditions

The South Round Top neighborhood has experienced disinvestment from the private sector for many decades and has a high concentration of vacant lots. The neighborhood is mostly developed with detached single family residences and commercial structures.

Neighborhood

This site is located within the South Round Top Neighborhood. This neighborhood is generally bounded by Indiana Ave on the west, E Linwood Blvd on the south, E 27th St on the north, and Jackson Ave/I-70 on the east.

Required Public Engagement

Section 88-505-12, Public Engagement does not apply to this request. However, public engagement is an essential part of the neighborhood planning process. The City team leading this effort hosted multiple meetings between July 2025 and February 2026 with neighborhood residents.

Controlling + Related Cases

Res. 110159 - Heart of the City Area Plan Adoption, approved on April 21, 2011

Project Timeline

The application was filed on March 6, 2026. No scheduling deviations have occurred.

Professional Staff Recommendation

Docket # Approval

VICINITY MAP



PLANNING PROCESS

Neighborhood plans are part of the overall planning hierarchy at the City, which includes the comprehensive plan (KC Spirit Playbook) and 18 area plans. The comprehensive plan and area plans provide long-term recommendations that apply to either the whole city or a larger collection of communities. Neighborhood plans are different in that they have a shorter window of implementation and cover a much smaller area.

The neighborhood planning process has four main phases: pre-planning, public engagement, writing, and adoption. The pre-planning phase is primarily City staff work, including researching the neighborhood, making introductions with leadership, and walking the area. Next is the public engagement phase, comprised of 3-5 public engagement meetings. At these meetings, residents discuss their primary concerns in their community, and they help City staff compile an inventory of issues related to City services that the residents want addressed as soon as possible.

During the writing phase, the City's neighborhood planning team reviews the issue inventory with applicable City departments to ensure they are aligned with internal policies and procedures. The draft plan is presented to the neighborhood residents for a final round of feedback. Once finalized, the plan begins the adoption process to be added as an addendum to the Area Plan where the subject neighborhood is located.

Residents of this community, led by the South Round Top Association leadership, completed the process with the City's neighborhood planning team, taking place between July 2025 and February 2026.

PLAN CONTENTS

The South Round Top Neighborhood Plan is based on the feedback and expertise of neighborhood residents, neighborhood leadership, elected officials, and City staff. The Plan has 75 recommendations across the following categories:

Alleyways	Identifies City-owned alleyways that need maintenance or repaving
Amenities	Identifies where City-owned amenities (e.g., parks) should be improved to meet the needs of residents depending on those amenities
Housing	Identifies program and funding opportunities to support neighborhood stabilization
Nuisances	Identifies locations where persistent loitering and illegal activity is happening
Overgrown Vegetation	Identifies locations where hanging branches or vegetation need to be trimmed back
Pedestrian Safety	Identifies locations where painted and/or raised crosswalks are needed

Resident Actions	Identifies actions to be taken by the neighborhood leadership and residents
Sidewalks	Identifies locations where sidewalk maintenance is needed
Streets	Identifies an opportunity for reconnecting the street grid
Traffic Calming	Identifies locations where traffic calming infrastructure, such as a mid-block speed humps, are needed
Transit	Identifies improvements to public transportation that residents have asked for
Trash Dumping	Identifies locations where illegal trash dumping is persistent
Underground Contamination	Identifies continued monitoring of the site at 3814 E 31 st St and continued engagement with the MODNR on the progress of the case
Improve I-70 Project	Identifies potential opportunities for the neighborhood as the I-70 construction realigns lanes and closes an exit ramp

There are three identifiers used to indicate that a recommendation should be prioritized for implementation by the neighborhood residents and elected officials. The three icons used in this plan indicate if a recommendation is located on the City's High Injury Network, if it's located near a community facility (school, community center, or senior living), or if it's located near a park.

SPECIAL FOCUS AREAS

Central Park Improvements

Central Park is the largest, and the only public, park in the South Round Top neighborhood. Neighborhood residents have expressed frustration with the amenities available to them in the park, citing the recent removal of tennis courts and confusion around accessing the high school track for exercise. The City's Parks and Recreation Master Plan identifies improvements that are planned for Central Park in the future. This plan recommends (SRT5) immediate actions to take to ensure neighborhood residents can enjoy this space, such as establishing clear communication between facilities managers with Central High School and the neighborhood leadership.

Underground petroleum storage tank contamination

The South Round Top neighborhood has been negatively impacted by one of the worst underground petroleum tank leaks in State history. This case is unique, and the legal issues around who is the party responsible for the contamination have created a stagnant situation from the residents' perspective. According to the Missouri Department of Natural Resources' (MODNR) website dedicated to this site, the leaking storage tank was removed and replaced two decades ago. Even though the tank was removed and remediation steps taken, contamination remains in the soil. Since then, residents have periodically reported to the State that petroleum vapors were getting into residential homes. This was eventually determined to be, at least in part, the fault of cracked utility lines. The utility lines were repaired but monitoring wells installed in the area have continued to report high contamination levels in the ground. The State has indicated they are continuing to

pursue all legal means to address this situation, and this plan recommends (SRT74) continued engagement with MODNR and the neighborhood residents until the issue is resolved.

improve i-70 project

The Missouri Department of Transportation (MODOT) is leading a massive project to improve Interstate 70 with significant changes coming to the I-70 corridor in Kansas City. The I-70 Jackson Curve is adjacent to the South Round Top neighborhood to the northeast. Reconstruction of the highway will move eastbound lanes of I-70 farther north, and permanently remove the exit onto Myrtle Ave. As a result, MODOT will own a considerable amount of excess right-of-way in the area adjacent to the neighborhood. MODOT has indicated that much of that space will likely be used for stormwater detention. This plan recommends (SRT75) that the neighborhood residents and elected officials keep an eye on the results of this construction project. If MODOT disposes any excess right-of-way, there may be opportunities to create additional residential lots for development as well as reconnecting the street grid.

ATTACHMENTS

1. South Round Top Neighborhood Plan

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends APPROVAL.

Respectfully submitted,

Morgan M. Pemberton

Morgan Pemberton, AICP

Planning Supervisor

Respectfully submitted,

Samuel Fitzner

Sam Fitzner

Planner