



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: TMP-6888

Submitted Department/Preparer: City Planning

Revised 01/30/25

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

Executive Summary

Approving the designation of The Bancroft Apartments at 4301 Troost Avenue to the Kansas City Register of Historic Places (H/O Overlay). (CD-CPC-2026-00036)

Discussion

The property owner is requesting The Bancroft Apartments be placed on the Kansas City Register of Historic Places (H/O Overlay). The overlay request is specifically for the Bancroft Apartment building and rear yard.

The property owner initiated the designation and hired Heritage Consulting Group to write the nomination. The Historic Preservation Commission reviewed the nomination on January 30, 2026 and found that the Bancroft Apartments meets the review criteria set out in the U.S. Department of the Interior's National Register of Historic Places under Criterion C in Architecture.

The Bancroft Apartments is eligible under National Register of Historic Place Criterion C. The Midtown/Plaza Area Plan supports the recommendation to designate The Bancroft Apartments as part of the Troost Avenue multimodal neighborhood-serving mixed-use corridor, and by promoting building maintenance and rehabilitation. Preservation and registration of the building supports the history, arts, and culture goal of the KC Spirit Playbook

The City Plan Commission heard the request at the May 6, 2026 hearing. There was no public testimony. The applicant held their required public engagement meeting in compliance with the Zoning and Development Code.

The City Plan Commission voted 6-0 to approve the request.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No

2. What is the funding source?
No funding source applicable to this case. This is a Kansas City Register of Historic Places (H/O Overlay) ordinance authorizing the area in question as a historic district.
3. How does the legislation affect the current fiscal year?
Not applicable as this is a Kansas City Register of Historic Places (H/O Overlay) ordinance authorizing the designation of the area as historic.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Not applicable as this is a Kansas City Register of Historic Places (H/O Overlay) ordinance authorizing the designation of the area as historic.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable as this is a Kansas City Register of Historic Places (H/O Overlay) ordinance authorizing the designation of the area as historic.

Office of Management and Budget Review
(OMB Staff will complete this section.)

1. This legislation is supported by the general fund. Yes No
2. This fund has a structural imbalance. Yes No
3. Account string has been verified/confirmed. Yes No

Additional Discussion (if needed)
This ordinance has no direct fiscal impact.

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Housing and Healthy Communities (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - Utilize planning approaches in neighborhoods to reduce blight, ensure sustainable, affordable housing, and improve resident wellbeing and cultural diversity.

- Maintain and increase housing supply to meet the demands of a diverse population.
- Address the various needs of the City's most vulnerable population by working to reduce disparities.
- Promote healthy residents by ensuring basic sanitation and living needs are met.
- Ensure all residents have safe, accessible, quality housing by reducing barriers.
- Protect and promote healthy, active amenities such as parks and trails, play spaces, and green spaces.

Prior Legislation

Case No. 14516-P – Creating the Troost Corridor Overlay District in the area generally bounded by 22nd Street on the north, Volker Boulevard/Swope Parkway on the south, and one-half block east and west of Troost Avenue. (approved by Ord. 150581 on July 16, 2015). The Historic Overlay would supersede this overlay.

Service Level Impacts

Not applicable

Staff Recommendation

Select One: Sponsored
 Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One: Recommend
 Do Not Recommend
 Not Applicable

Staff – Recommend Approval
 Historic Preservation Commission – Recommend Approval
 City Plan Commission – Recommend Approval

Other Impacts

1. What will be the potential health impacts to any affected groups?
None.

2. How have those groups been engaged and involved in the development of this ordinance?

This ordinance does not require public engagement.

3. How does this legislation contribute to a sustainable Kansas City?

The greenest building is the one that already exists.

4. Does this legislation create or preserve new housing units?

Yes (Press tab after selecting)

Total Number of Units 8

Number of Affordable Units (unknown)

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)

Please provide reasoning why not:

No funding source applicable to this case. This is a Kansas City Register of Historic Places (H/O Overlay) ordinance authorizing the area in question as a historic district

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

[Click or tap here to enter text.](#)

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?

No(Press tab after selecting)