



CITY OF **BRANSON**
Planning & Development

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QUARTERLY STATUS REPORT

FIRST QUARTER 2015
January through March

Director

Joel Hornickel

Building Department

Don Boyer

Code Enforcement

Keith Crawford

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SECTION 1: BUILDING DIVISION ACTIVITY

TABLE 1-1: Building Division Monthly Status Report

Activity	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Bldg Violation Notices Issued	2	0	0										2
Stop Work Orders Issued	5	1	0										6
Working w/o a Permit	7	2	2										11
Plan Reviews Completed	51	68	63										182
Final Inspections Performed	28	31	67										126
Residential Permits Issued	11	27	16										54
Commercial Permits Issued	75	112	105										292

SECTION 2: BUILDING PERFORMANCE MEASUREMENTS

FIGURE 2-1

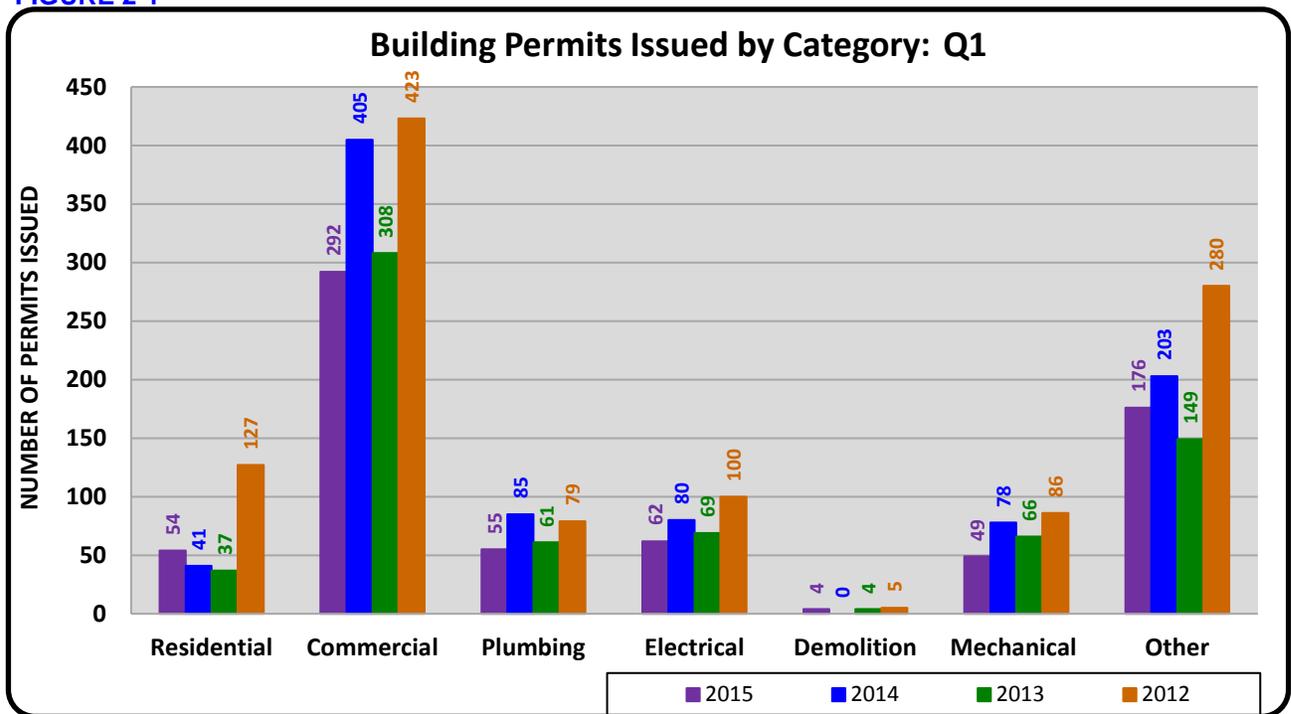




FIGURE 2-2

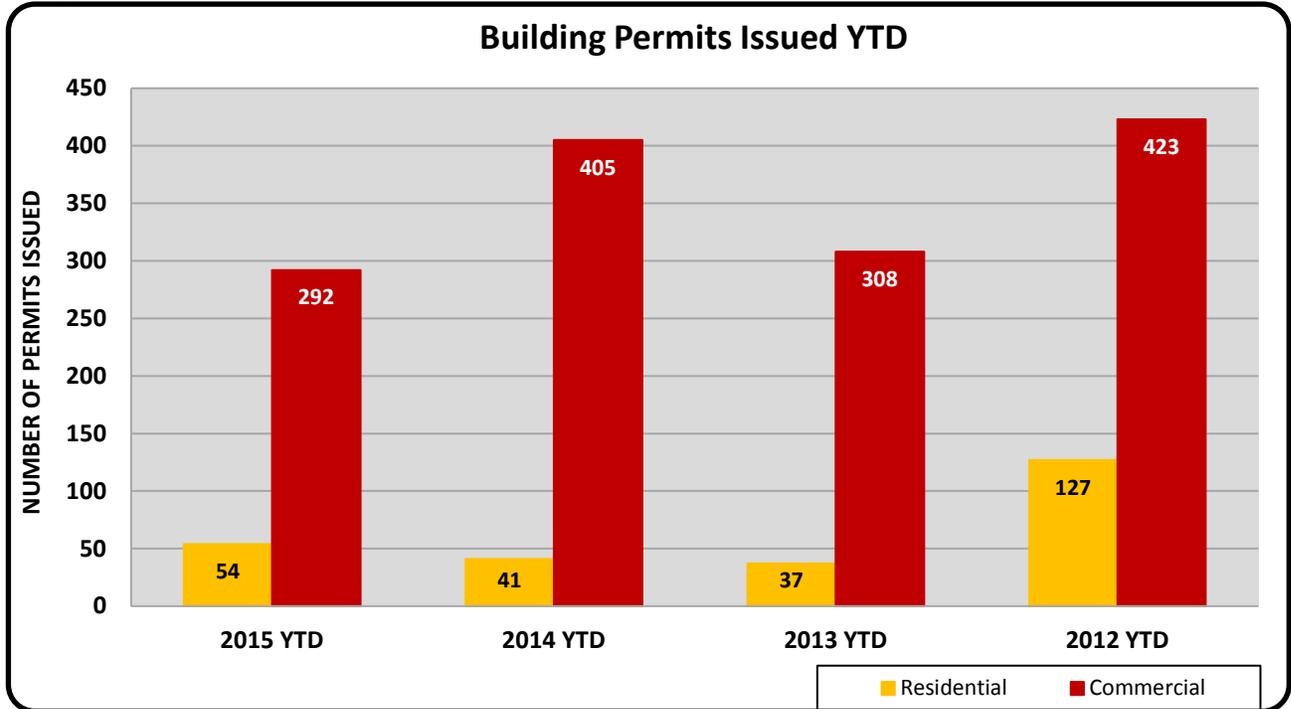


FIGURE 2-3

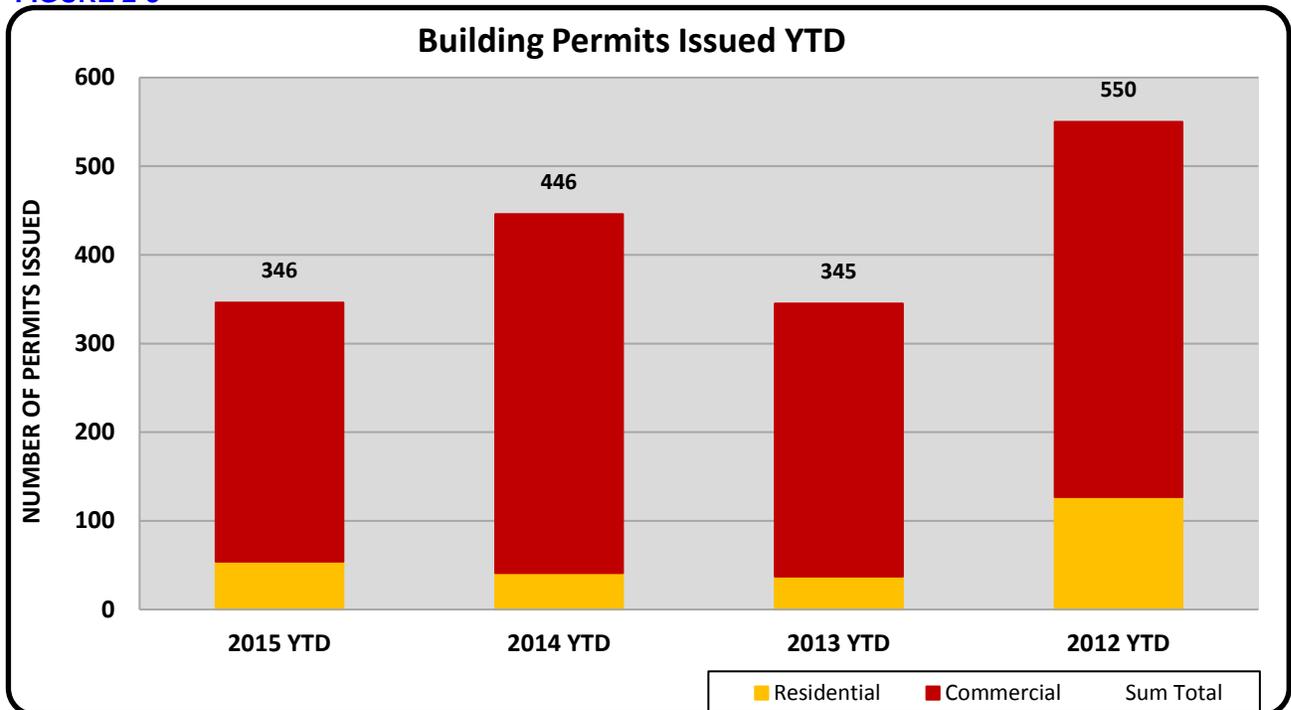




FIGURE 2-4

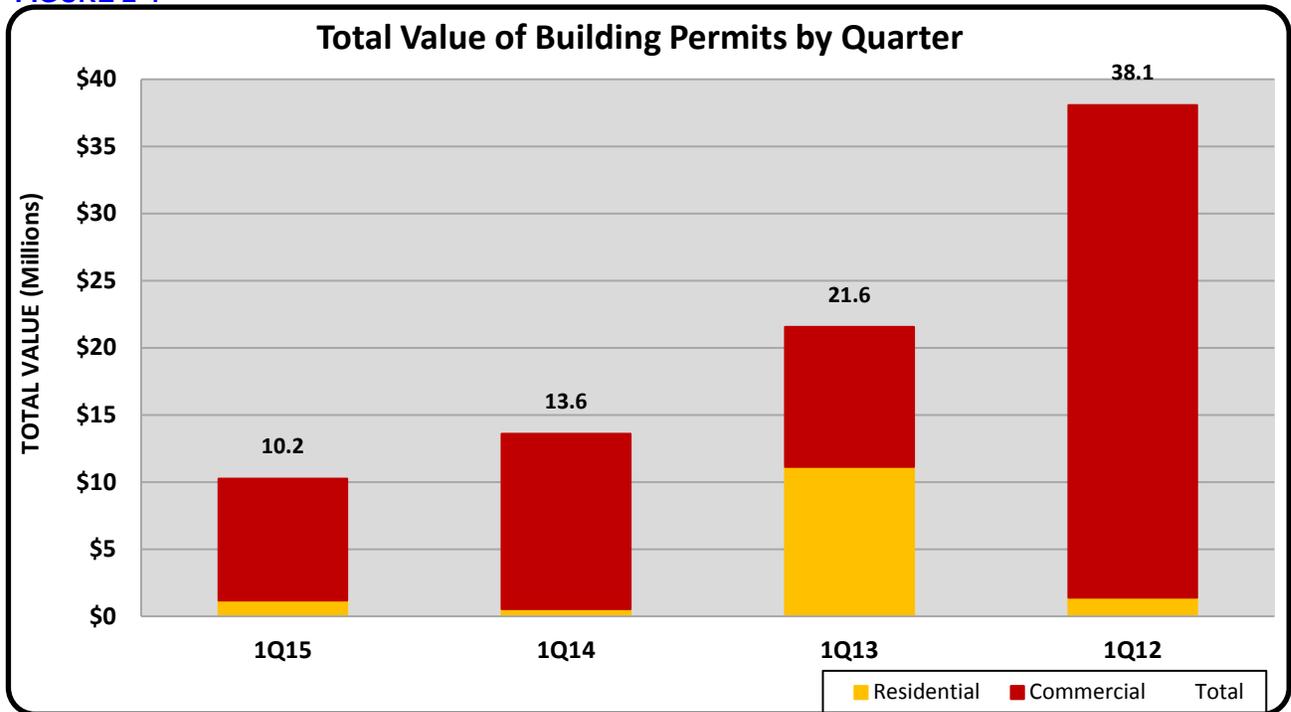


FIGURE 2-5

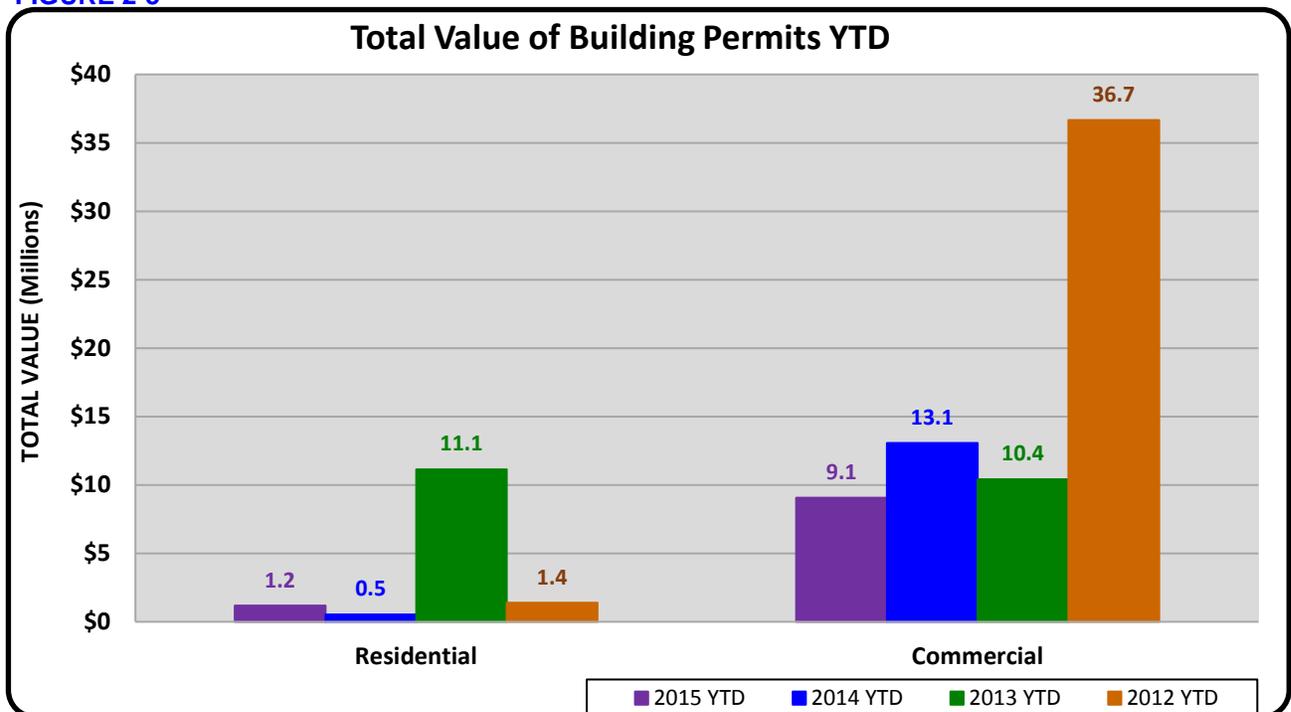




FIGURE 2-6

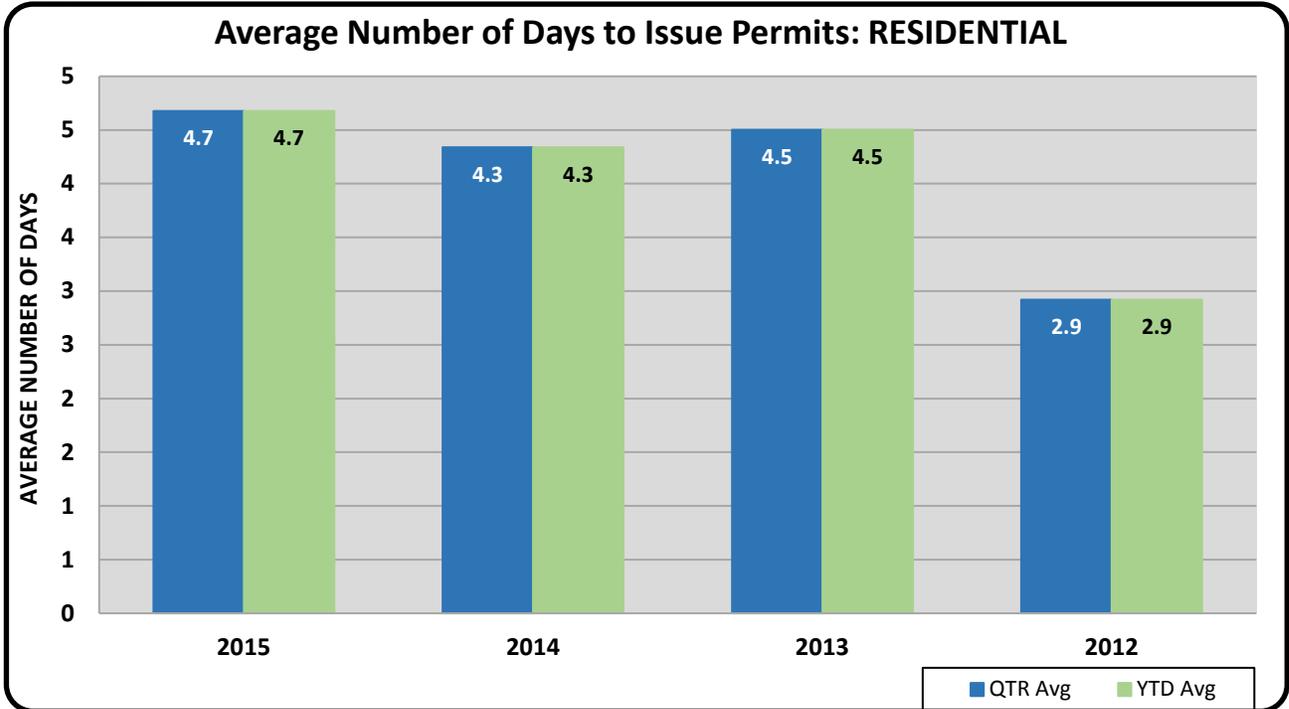


FIGURE 2-7

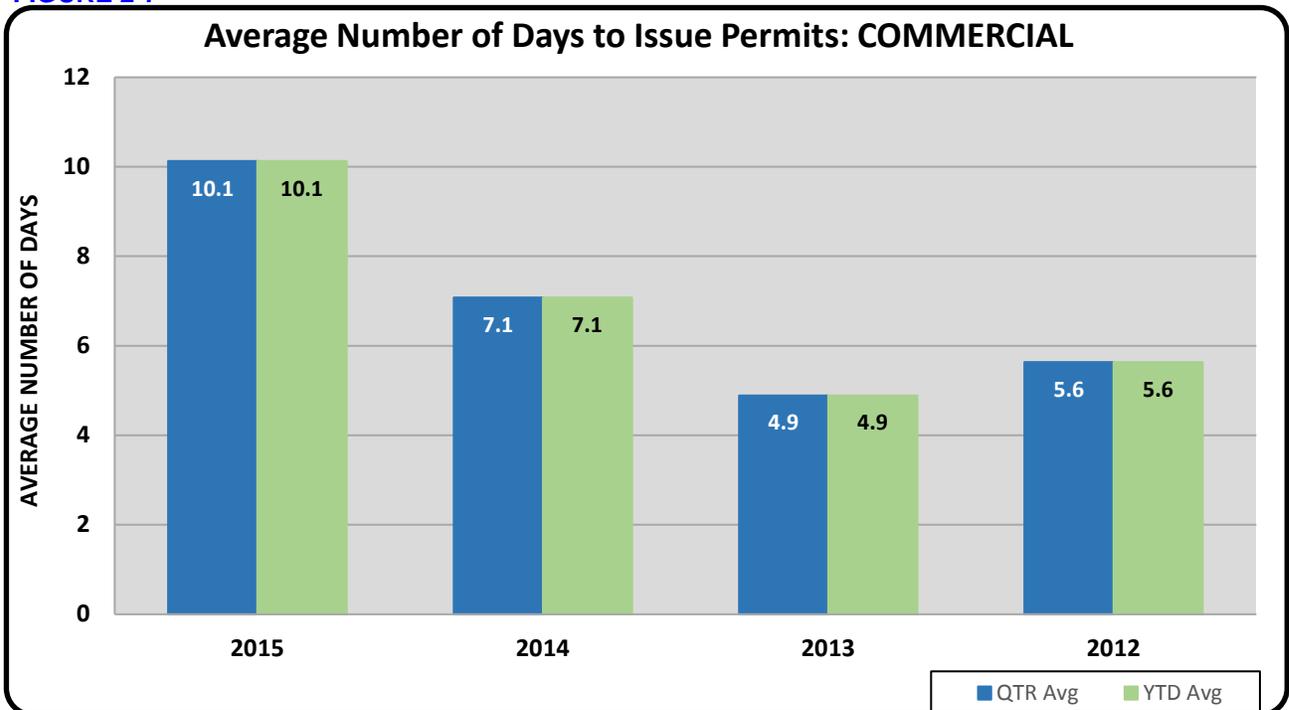




FIGURE 2-8

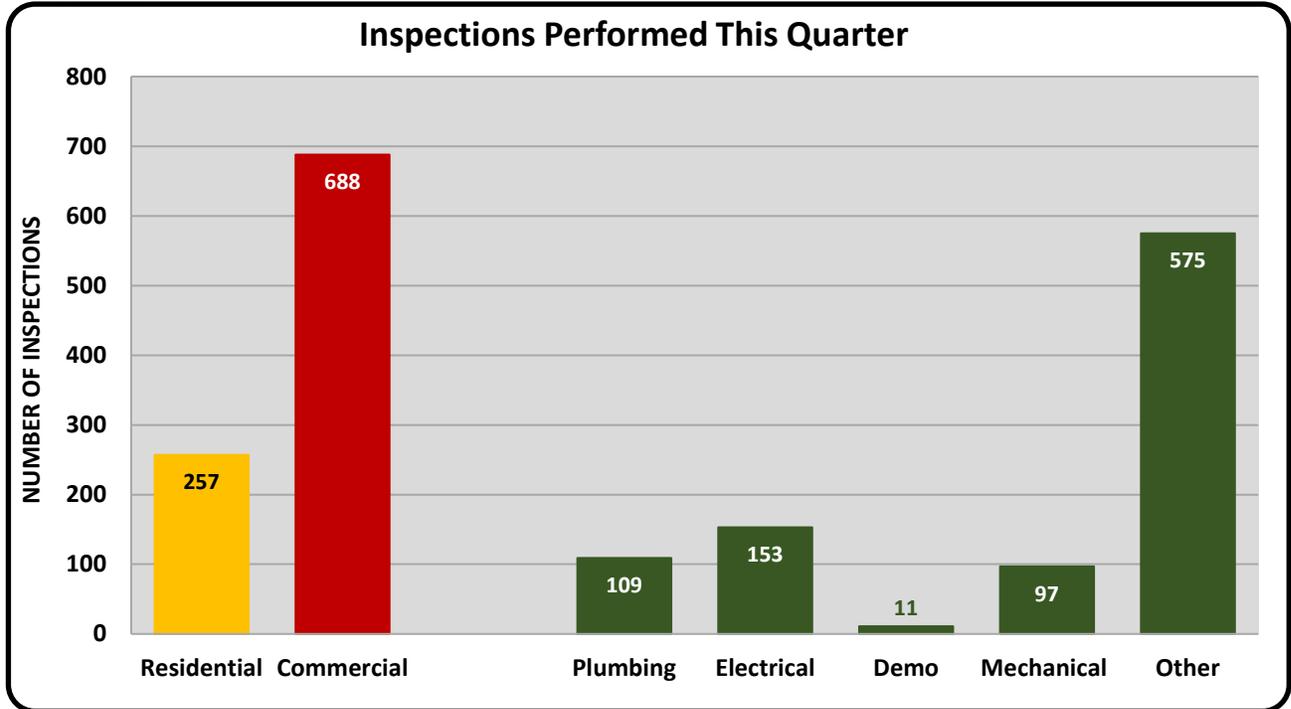
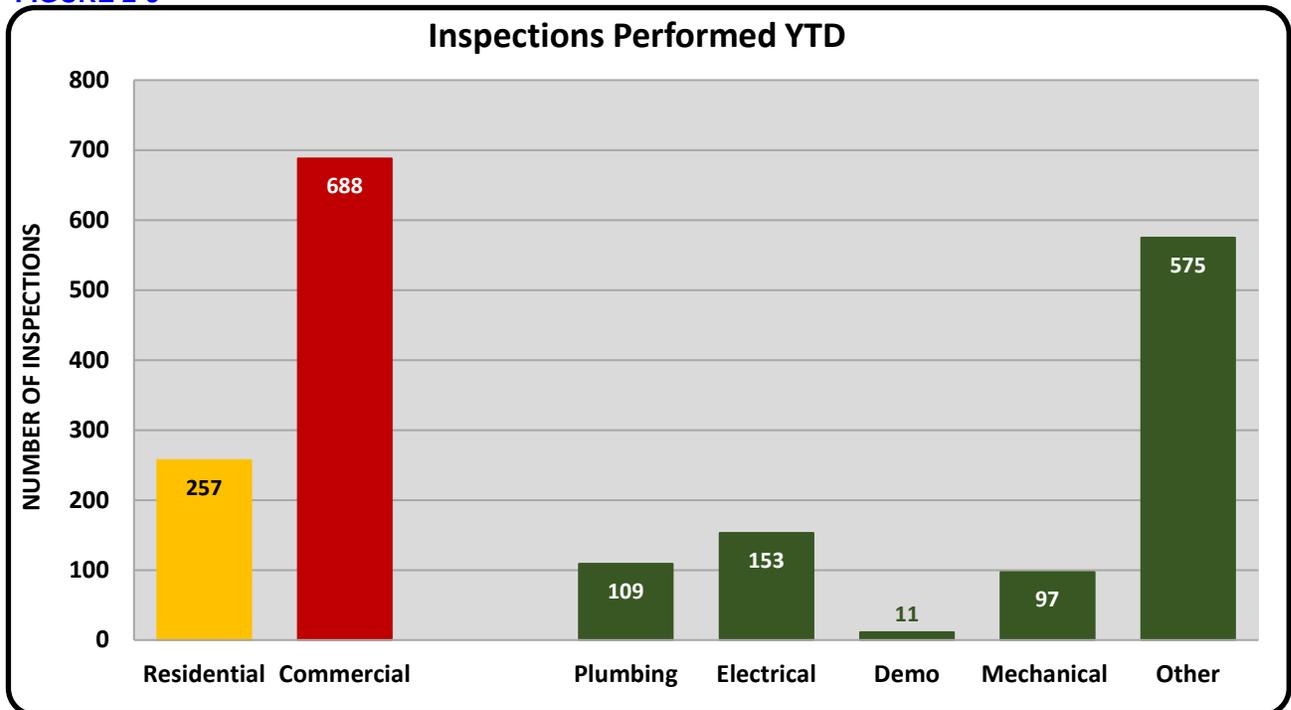


FIGURE 2-9





QUARTERLY STATUS REPORT

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TABLE 2-1: Building Permits for Commercial Construction Valued Over \$10,000

Type	Business	Address	Estimated Value
Electrical	COB Downtown Phase I	209 S Commercial St	\$ 2,563,446
Building	OMS Dental Building	102 Summit Pkwy	\$ 710,000
Mechanical	Faith Life Church	3701 W State Hwy 76	\$ 600,000
Building	Crown Club Inn Branson	1420 W State Hwy 76	\$ 575,000
Paving	Pointe Royale Golf Village	142 Clubhouse Dr	\$ 450,000
Building	Fairway View Branson	2800 Green Mountain Dr BD 2	\$ 375,000
Building	Jim Stafford Theater Renovations	3440 W State Hwy 76	\$ 250,000
Building	Suites at Fall Creek	205 Plantation Circle	\$ 200,000
Building	Suites at Fall Creek	183 Plantation Circle	\$ 200,000
Building	Botana's Mexican Restaurant	3515 W State Hwy 76 Ste 101	\$ 165,000
Building	Crown Club Inn Branson - Bldg 2	1420 W State Hwy 76	\$ 150,000
Footings	Cici's Pizza Footing & Foundation	3460 W State Hwy 76	\$ 120,000
Building	Baymont Inn & Suites	1000 W Main St	\$ 100,000
Building	History of Fishing Museum	225 N Wildwood Dr	\$ 100,000
Building	Great American Title	714 State Hwy 248 Ste #506	\$ 90,000
Building	Big Whiskey's Infill	301 Branson Landing	\$ 80,000
Building	Cox Cardiac Cath Lab	525 Branson Landing Blvd	\$ 75,000
Building	Pointe Royale Retaining Wall	142 Clubhouse Dr	\$ 75,000
Building	Papa Grands Concession Camper	1945 W State Hwy 76 Bldg B	\$ 60,000
Building	Our Lady of the Lake	202 Vaughn Rd	\$ 55,270
Building	Direct Tools Infill	300 Tanger Blvd Ste #217	\$ 55,000
Building	Wyndham The Falls	3165 Falls Pkwy Bldg I	\$ 50,857
Building	Wyndham The Falls	3165 Falls Pkwy Bldg H	\$ 50,857
Building	Wyndham The Falls	3165 Falls Pkwy Bldg G	\$ 50,857
Building	Wyndham The Falls	3165 Falls Pkwy Bldg F	\$ 50,857
Building	Wyndham The Falls	3165 Falls Pkwy Bldg E	\$ 50,857
Building	Wyndham The Falls	3165 Falls Pkwy Bldg D	\$ 50,857
Building	Wyndham The Falls	3165 Falls Pkwy Bldg C	\$ 50,857
Building	Wyndham The Falls	3165 Falls Pkwy Bldg B	\$ 50,857
Building	Wyndham The Falls	3165 Falls Pkwy Bldg A	\$ 50,857
Building	Clay Cooper Theater Parking Lot	3216 W State Hwy 76	\$ 50,000
Building	Suites at Fall Creek	131 Creekside Ct	\$ 50,000
Building	Suites at Fall Creek	142 Creekside Ct	\$ 50,000
Building	Suites at Fall Creek	132 Fall Creek Dr	\$ 50,000
Mechanical	City Hall AC Replacement	110 W Maddux	\$ 50,000
Building	Eddy Cabin	140 Deer Valley Dr.	\$ 38,500
Building	Eddy Cabin	142 Deer Valley Dr	\$ 38,500
Building	Hard Luck Diner	2800 W State Hwy 76 Ste 729	\$ 38,000
Paving	Falls Village Resort	200 Creekside Rd	\$ 34,600
Mechanical	Botana's Mexican Restaurant	3515 W State Hwy 76 Ste 101	\$ 28,000
Building	Peach Tree Inn Repairs	2450 Green Mountain Dr	\$ 25,000
Building	Parakeet Pete's Balloon	600 Promenade Way	\$ 25,000
Building	Thousand Hills Realty	2800 Green Mountain Dr BD1-D	\$ 25,000



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Type	Business	Address	Estimated Value
Paving	Dixie Stampede	1525 W State Hwy 76	\$ 23,400
Paving	Amish Country Store	3100 Gretna Rd	\$ 22,000
Building	Pointe Royale Siding	154 Mulligan Ln	\$ 20,000
Building	Pointe Royale Siding	160 Mulligan Ln	\$ 20,000
Building	Pointe Royale Siding	146 Mulligan Ln	\$ 20,000
Building	Pointe Royale Siding	134 Mulligan Ln	\$ 20,000
Building	Tanger Outlet Charging Stations	300 Tanger Blvd.	\$ 20,000
Building	Crown Club Interior Demo	1420 W State Hwy 76	\$ 20,000
Building	H & H Adventures Remodel	3342 W State Hwy 76	\$ 20,000
Building	Baymont Inn & Suites	1000 W Main St	\$ 16,000
Building	Price Chopper Check-Outs	2210 W State Hwy 76	\$ 15,000
Building	Buckingham Steak Remodel	2830 W State Hwy 76	\$ 15,000
Paving	Jim Stafford Theater	3440 W State Hwy 76	\$ 13,724
Paving	Clay Cooper Theater	3216 W State Hwy 76	\$ 13,000
Plumbing	Tanger Outlet	300 Tanger Blvd	\$ 12,000
Mechanical	Ann Taylor Loft	300 Tanger Blvd Ste 101	\$ 11,500
Building	Yakov Theater	470 State Hwy 248	\$ 10,500
Building	Great Southern Bank	1829 W State Hwy 76	\$ 10,000
Building	Montana Mike's	3225 W State Hwy 76	\$ 10,000



SECTION 3: CODE ENFORCEMENT ACTIVITY

ENFORCEMENT SUMMARY

The following are the summary data for year-to-date activities:

132 Total Files Opened	58% of Issues Resolved Verbally
122 Total Confirmed Violations	20% of Issues Resolved via Courtesy Notice
92% Confirmed Complaints	0% of Issues Resolved via Notice & Order
32 Violations Currently Open	0% of Issues Resolved via Citation
90 Files Closed	
68% Closure Rate	

TABLE 3-1: Year-to-Date Confirmed Violations by Type

Violation		2015		2014		2013		2012		2011
		Number of Files	Change Prior Yr	Number of Files						
Weeds	opened	0		0		0		3		0
	closed	0		0		0		1		0
Signs	opened	39	-25%	52	13%	46	31%	35	-10%	39
	closed	32	-38%	52	73%	30	-9%	33	6%	31
Trash / Rubbish	opened	25	-4%	26	-37%	41	71%	24	20%	20
	closed	8	-69%	26	24%	21	31%	16	14%	14
Vehicles	opened	16	300%	4	33%	3	-50%	6	-14%	7
	closed	13	225%	4	100%	2	-50%	4	33%	3
Property Maint.	opened	21	133%	9	0%	9	-57%	21	40%	15
	closed	10	11%	9	29%	7	-36%	11	57%	7
Multiple Issues	opened	0		1	-75%	4	-33%	6	20%	5
	closed	0		1	0%	1	-67%	3	-25%	4
Safety	opened	4	300%	1	0%	1	-80%	5	400%	1
	closed	2	100%	1	0%	1	-67%	3		0
Zoning, general	opened	16	-27%	22	267%	6	20%	5	400%	1
	closed	14	-36%	22	340%	5	25%	4		0
Building, general	opened	1		0		0		0		0
	closed	1		0		0		0		0
Weekly Rental	opened	0		0		0		0		0
	closed	0		0		0		0		0
TOTALS	opened	122	6%	115	5%	110	5%	105	19%	88
	closed	80	-30%	115	72%	67	-11%	75	27%	59



TABLE 3-2: Confirmed Violations by Type and Month

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Weeds													0
Signs	21	6	12										39
Trash	3	3	19										25
Safety	2		2										4
Vehicles	8	3	5										16
Nightly / Weekly Rental													0
No Permit		1											1
Abandon House													0
Multiple													0
Zoning, general	10	1	5										16
Building, general													0
Property Maint., general	12	2	7										21
Total Violations	56	16	50										122

FIGURE 3-1

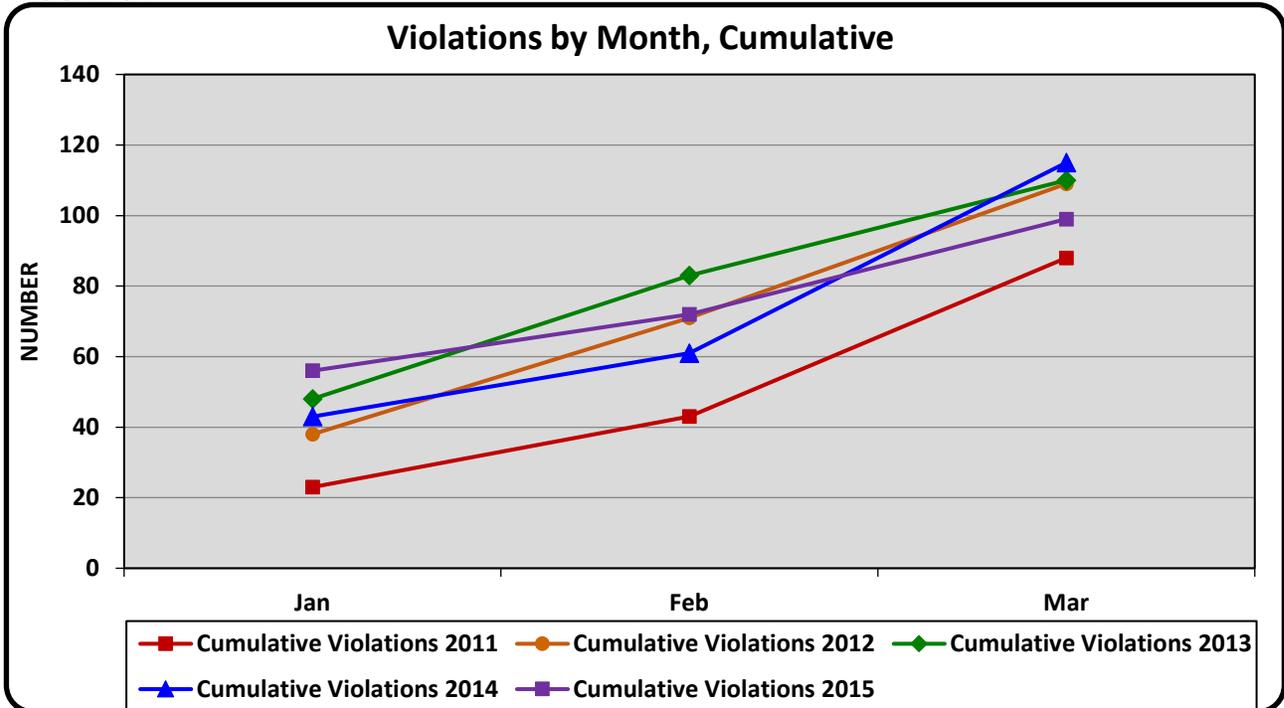




FIGURE 3-2

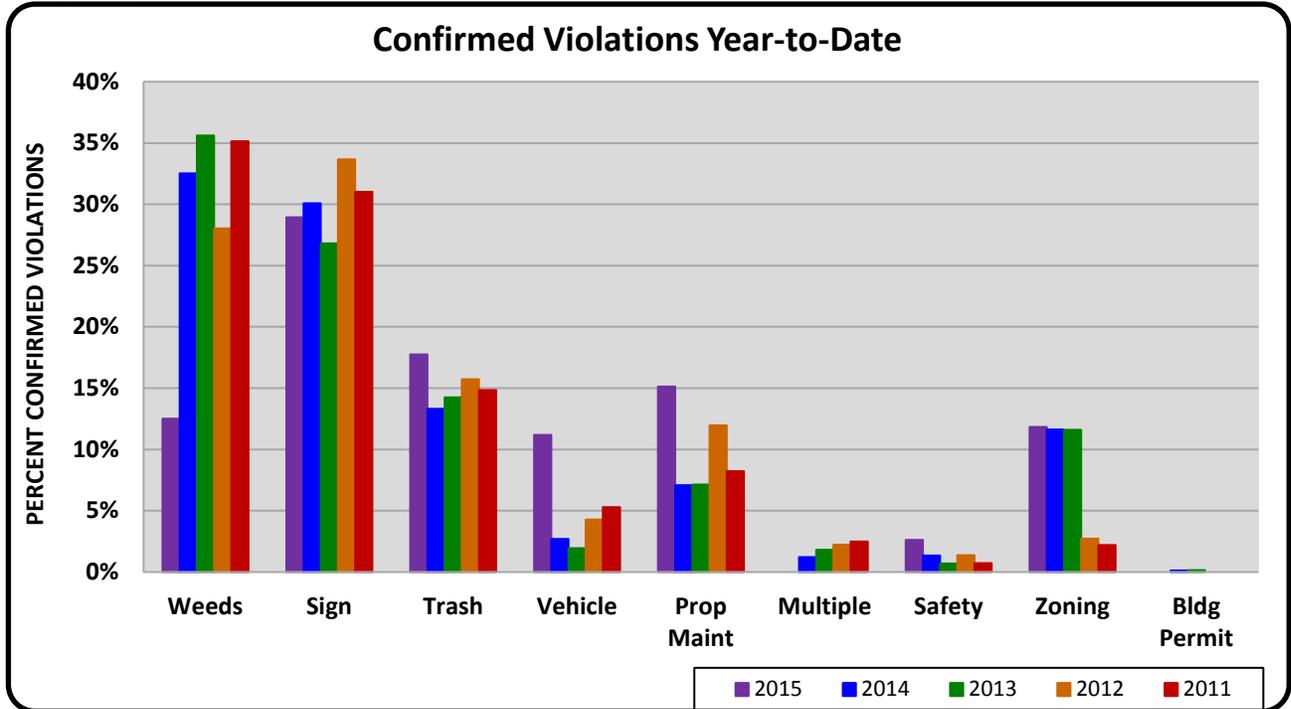


FIGURE 3-3

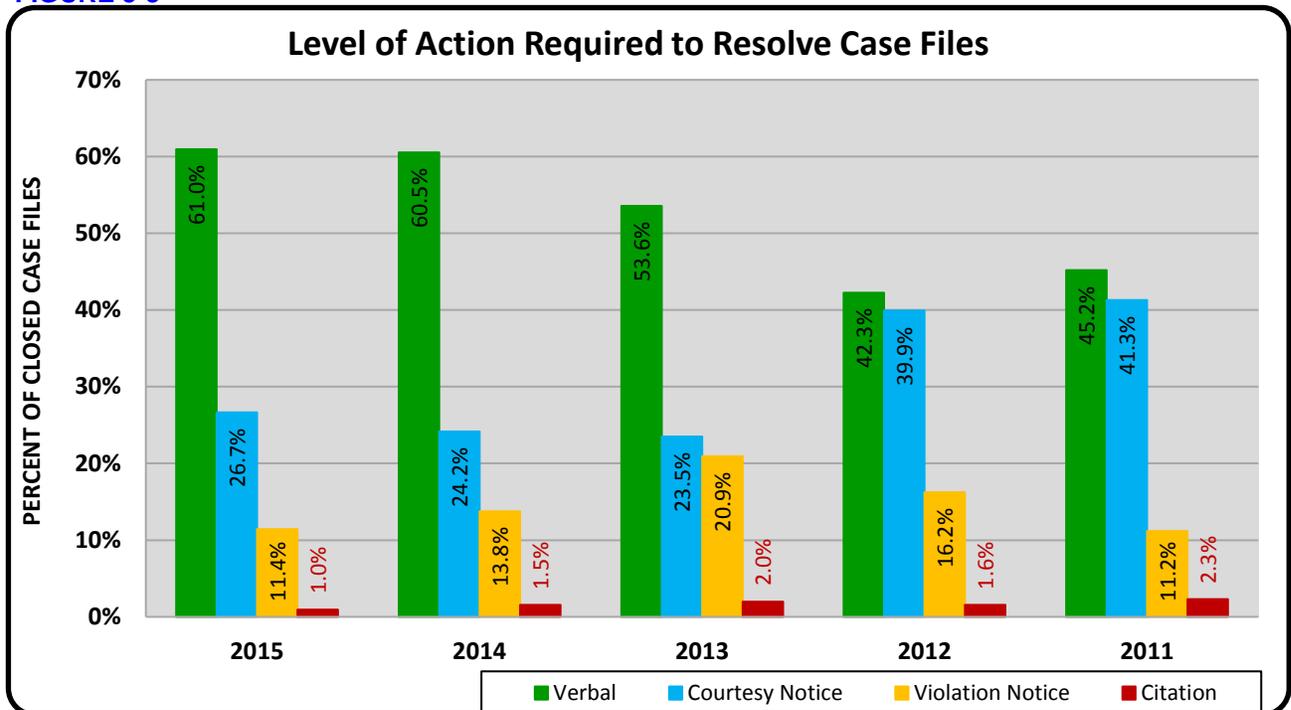
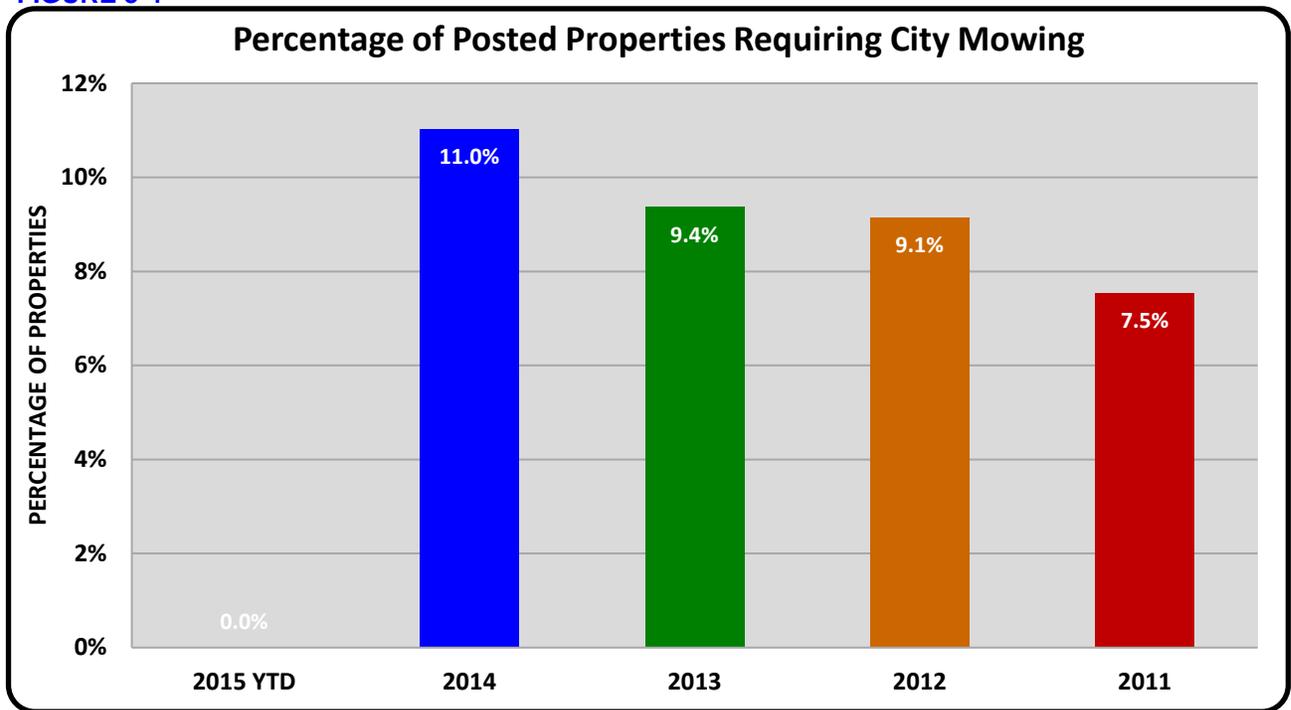




TABLE 3-3: Weed Abatement

Total Weed Violations	19	
No Violation	3	15.8%
No Action Required	0	0.0%
Verbal Request to Mow	0	0.0%
Courtesy Notice Issued	0	0.0%
Notice & Order Issued	0	0.0%
Mowed by City	0	0.0%

FIGURE 3-4





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TABLE 3-4: Citations Issued

Address in Violation	Property Known As	Reason for Violation	Number of Citations Issued
110 EDEN WAY	Fugitt	Property Maintenance, general	1
1630 MILLER DR	Martinosky	Garbage/Rubbish improperly stored / not collected	1



TABLE 3-5: Repeat Occurrences by Address (2015)

Property Address	Occurrences
102 N FIFTH ST #1	3
251 EXPRESSWAY LN	3
109 N SIXTH ST	2
1115 W STATE HWY 76	2
1435 W STATE HWY 76	2
164 FALL CREEK DR	2
2330 W STATE HWY 76	2
2438 FALL CREEK RD #3-18	2
3015 W STATE HWY 76	2
3305 W STATE HWY 76	2
3470 KEETER ST	2

TABLE 3-5:
 The two top-noted properties with 3 occurrences each mostly due to inoperable vehicles. The first listed property is an apartment complex (Living On Main) and the second is an extended stay motel (Expressway Lodge).

TABLE 3-6:
 The majority of issues with 3705 W. State Hwy 76 (plaza with Fashion Liquidators, Spin City, La Iguana) were the display of merchandise. 1425 W. State Hwy 76 (Silver Fountain Inn) are property maintenance violations. 1023 W. Main St. (Good Shepherd Inn) are multiple issues. 2050 W. State Hwy 76 (Walmart) are zoning violations for cars parked for sale in their parking lot. The issues at 201 Jess-Jo Parkway (plaza with Papa Johns and Jimmy Johns) have been various types of violations; weeds, display of merchandise, signs, etc.

TABLE 3-6: Repeat Occurrences by Address (2011 - present)

Property Address	Occurrences
3705 W STATE HWY 76	25
1425 W STATE HWY 76	23
1023 W MAIN ST	22
2050 W STATE HWY 76	22
201 JESS-JO PKWY	21
1129 W STATE HWY 76	19
2855 W STATE HWY 76 #101	19
1700 W STATE HWY 76	18
1107 W STATE HWY 76	16
1115 W STATE HWY 76	16
1201 W STATE HWY 76	15
1013 W HIGHLAND ST	14
1166 W STATE HWY 76	14
1414 W STATE HWY 76	14
2924 SHEPHERD OF THE HILLS EXPWY	14
3506 W STATE HWY 76	14
907 W MAIN ST	14
915 W MAIN ST	14
102 N FIFTH ST #1	13
1900 W STATE HWY 76	13
2410 W STATE HWY 76	13
3015 W STATE HWY 76	13
3307 W STATE HWY 76	13
616 W COLLEGE ST	13
1809 W STATE HWY 76	12
210 S WILDWOOD DR	12
2821 W STATE HWY 76	12
505 GRETNA RD	12
1077 JAMES F EPPS RD	11
139 COMMERCE DR	11
1447 STATE HWY 248 A-1	11
1846 W STATE HWY 76	11
2078 BIRD RD #D-2	11
3027 W STATE HWY 76 #A	11



SECTION 4: CODE ENFORCEMENT PERFORMANCE MEASUREMENTS

FIGURE 4-1

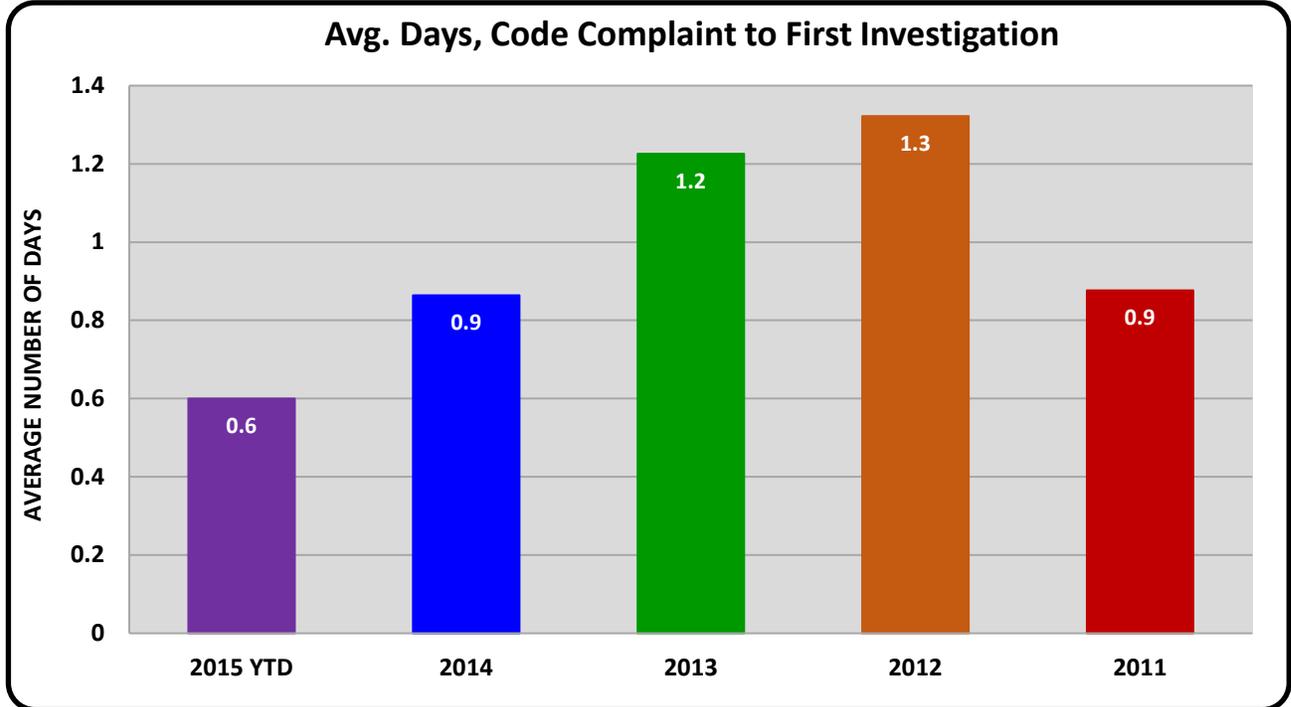


FIGURE 4-2

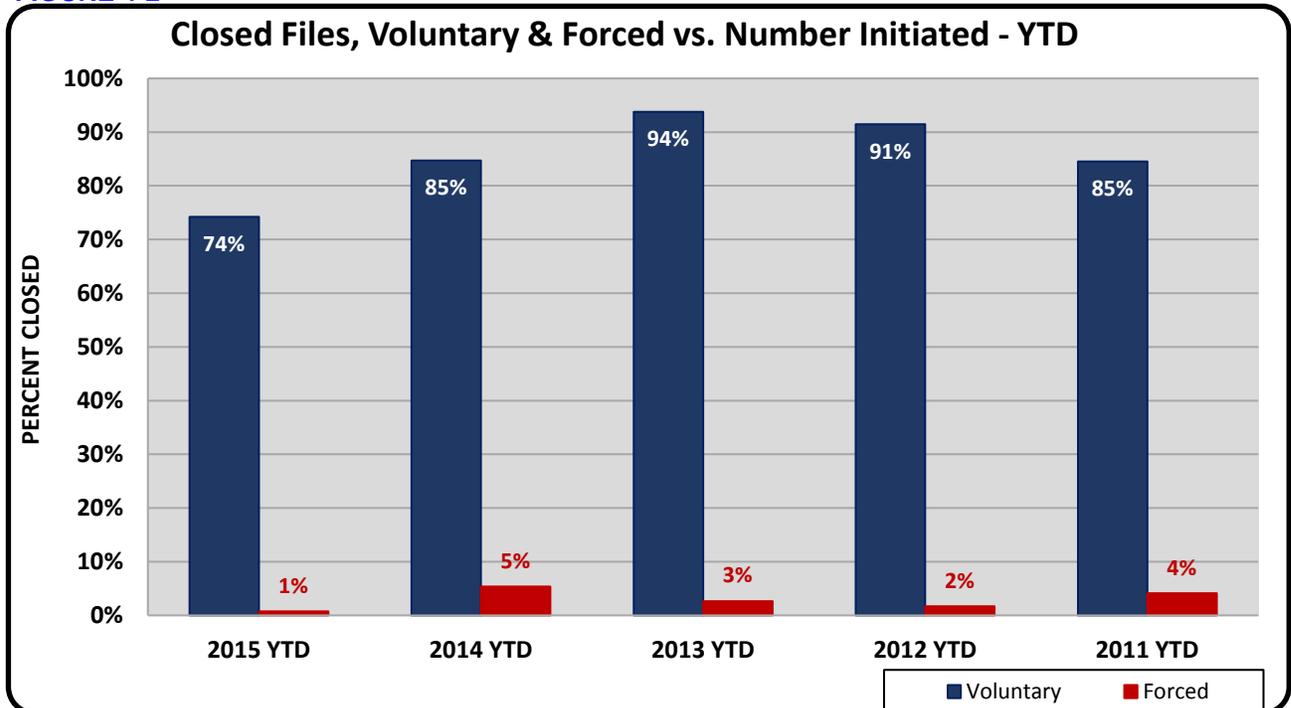




FIGURE 4-3

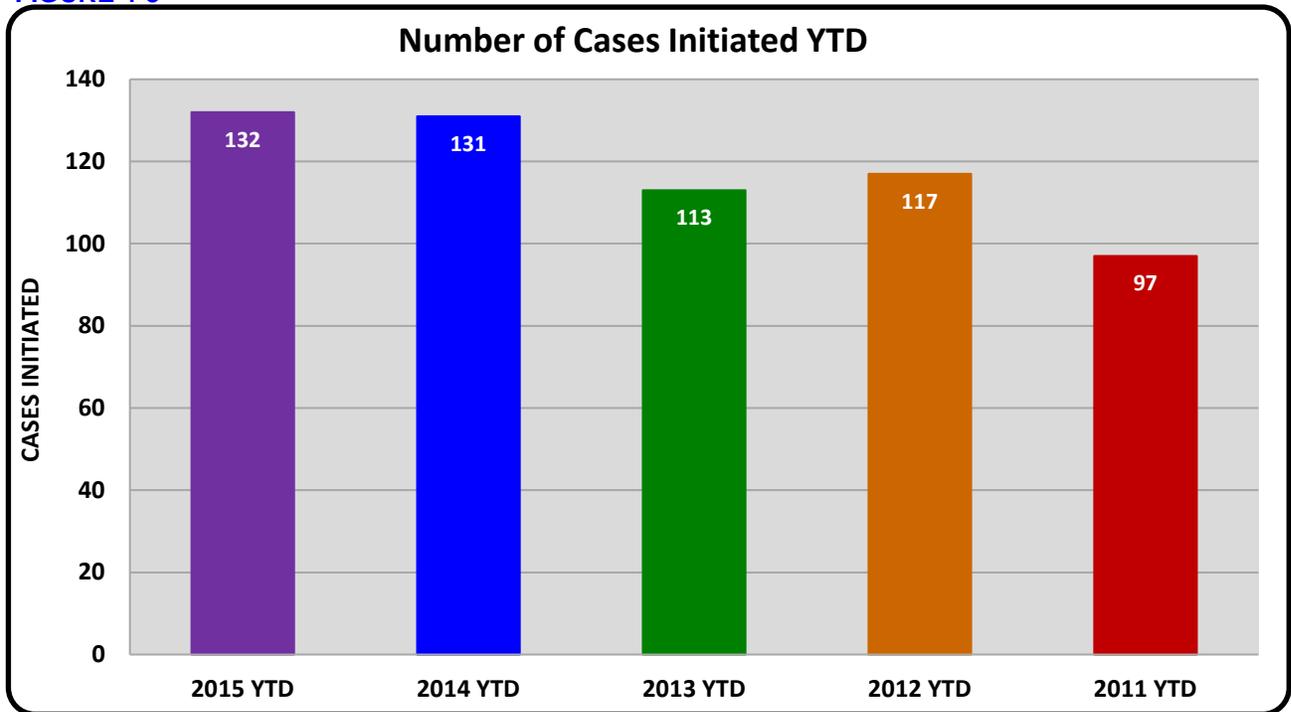
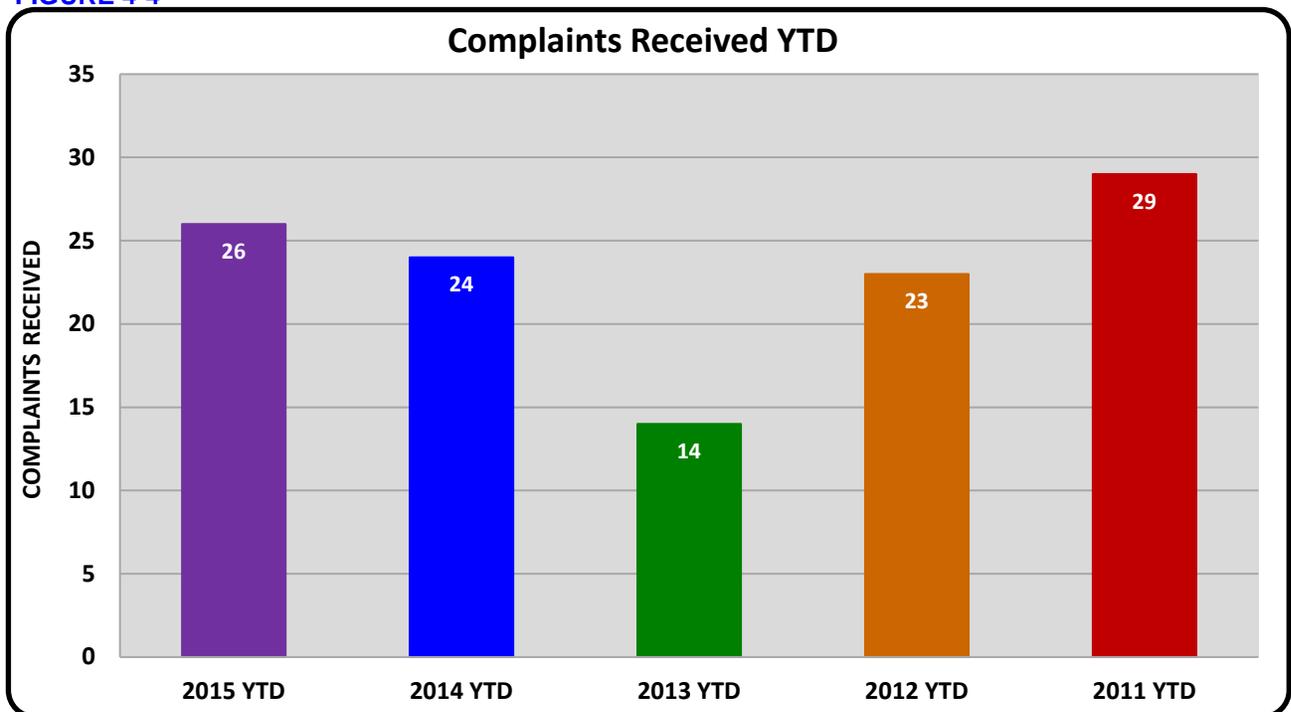


FIGURE 4-4





SECTION 5: SIGN ACTIVITY

TABLE 5-1: Sign Removals (2015)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Garage Sale	11	4	5										20
Real Estate		2	1										3
Political													0
Business Advertisement	4	1	4										9
Employment / Hiring													0
Moving Sale													0
Other													0
TOTALS	15	7	10										32

FIGURE 5-1

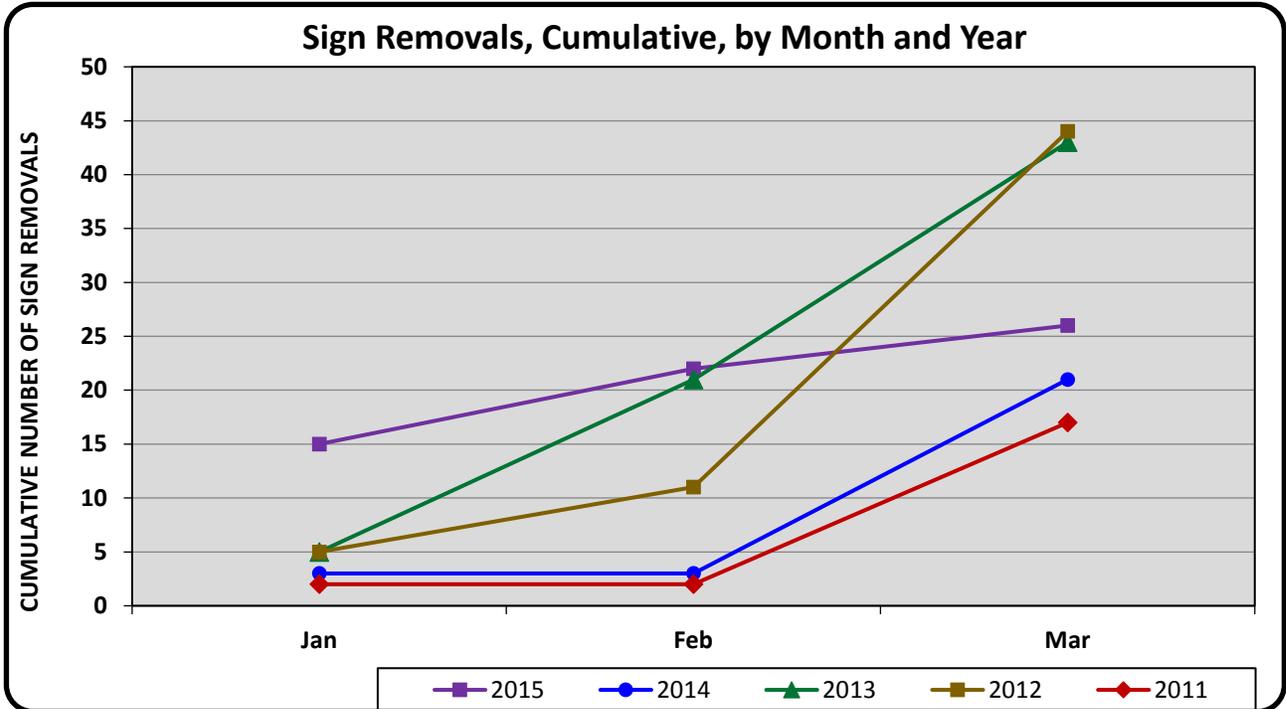




FIGURE 5-2

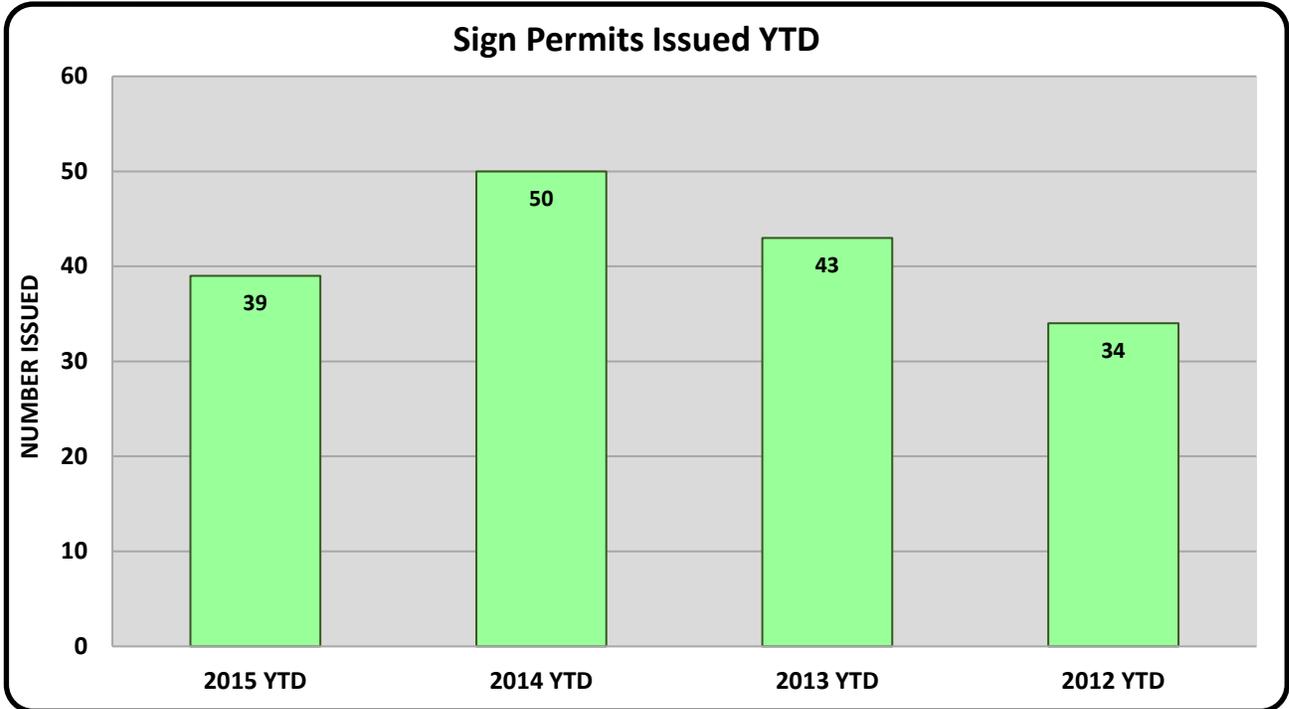


FIGURE 5-3

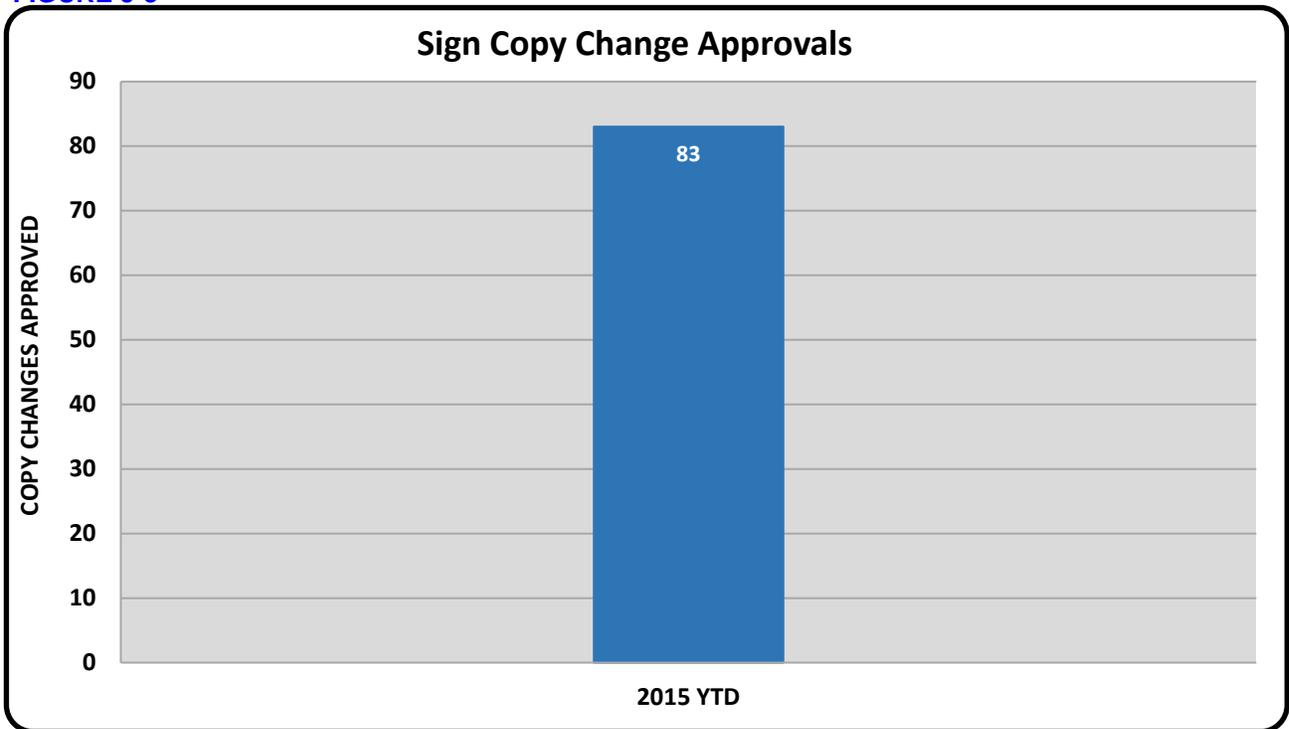




FIGURE 5-4

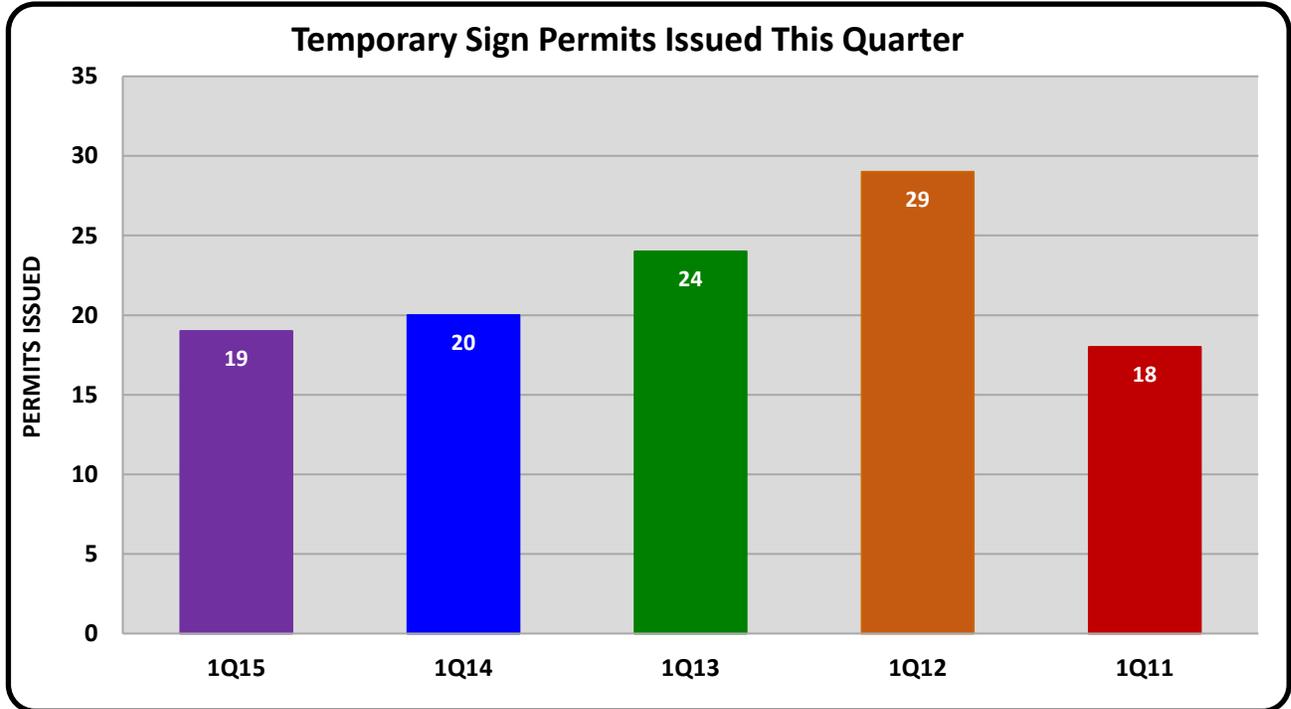
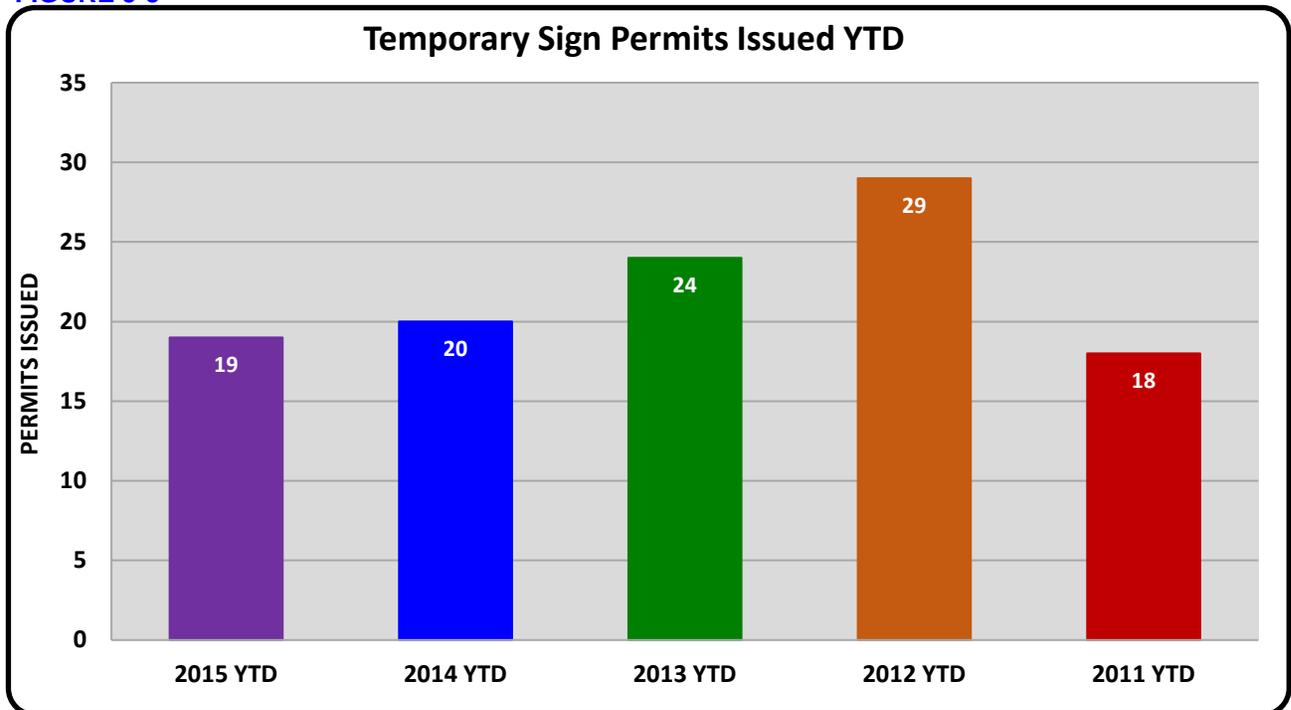


FIGURE 5-5





SECTION 6: PLANNING ACTIVITY

TABLE 6-1: Planning Activity, 2015

Activity	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Administrative Review													0
Amended Final Plat													0
Amended Preliminary Plat													0
Annexation		1											1
Condominium Split			1										1
Easement Vacation													0
Final Subdivision Plat													0
Final Subdivision Replat													0
Minor Subdivision Replat	1	2											3
Municipal Code Amendment	2	1											3
Planned Development													0
PD Amendment													0
Preliminary Subdivision Plat													0
Preliminary Subdivision Replat													0
Special Events	2												2
Special Events - Street Closure		1	1										2
Special Use	1												1
Street Vacation													0
Variance													0
Zoning Request													0
Zoning Change													0
Tree Removal Requests	5	5	4										
Open for Business	1	1											2
TOTALS	12	11	6										29

FIGURE 6-1

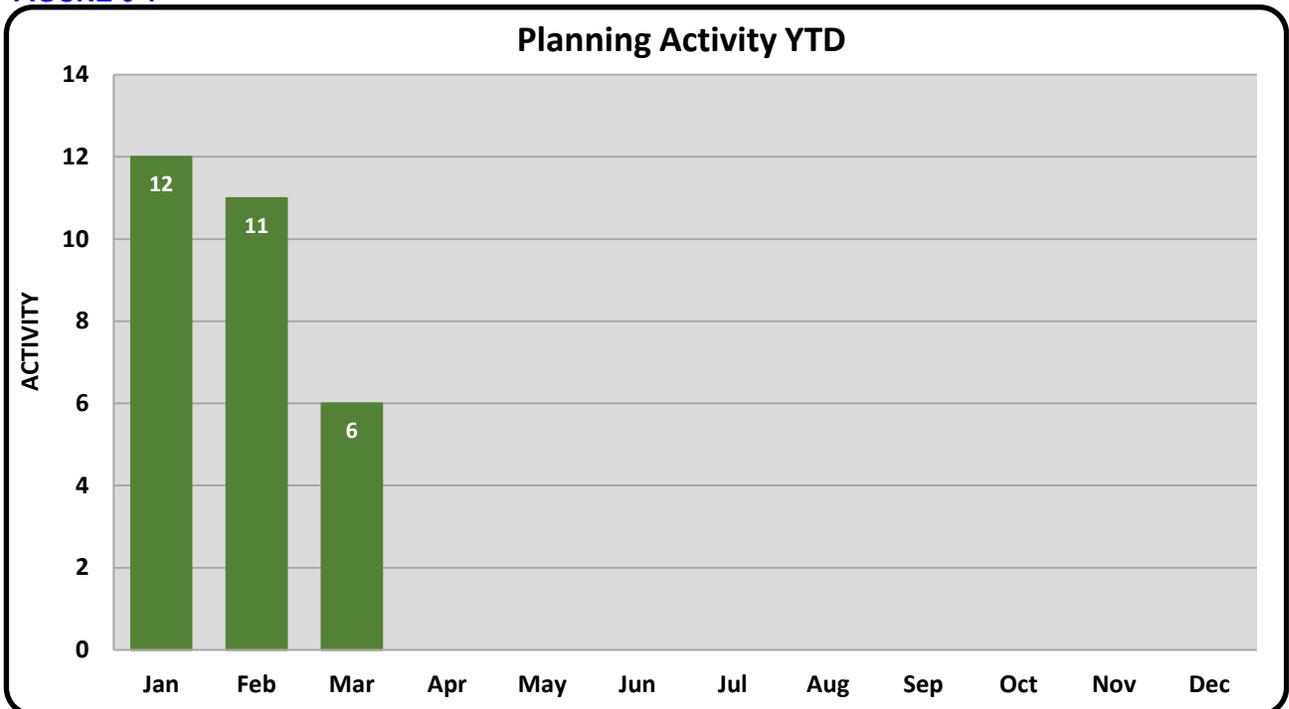




FIGURE 6-2

