



CITY OF **BRANSON**
Planning & Development

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QUARTERLY STATUS REPORT

SECOND QUARTER 2015
April through June

Director

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SECTION 1: BUILDING DIVISION ACTIVITY

TABLE 1-1: Building Division Quarterly Status

Activity	1Q15	2Q15	3Q15	4Q15	Total
Working w/o a Permit Assessed	10	14			24
Plan Reviews Completed	508	439			947
Projects completed	194	262			456
Residential Permits Issued	54	79			133
Commercial Permits Issued	292	248			540

SECTION 2: BUILDING PERFORMANCE MEASUREMENTS

FIGURE 2-1

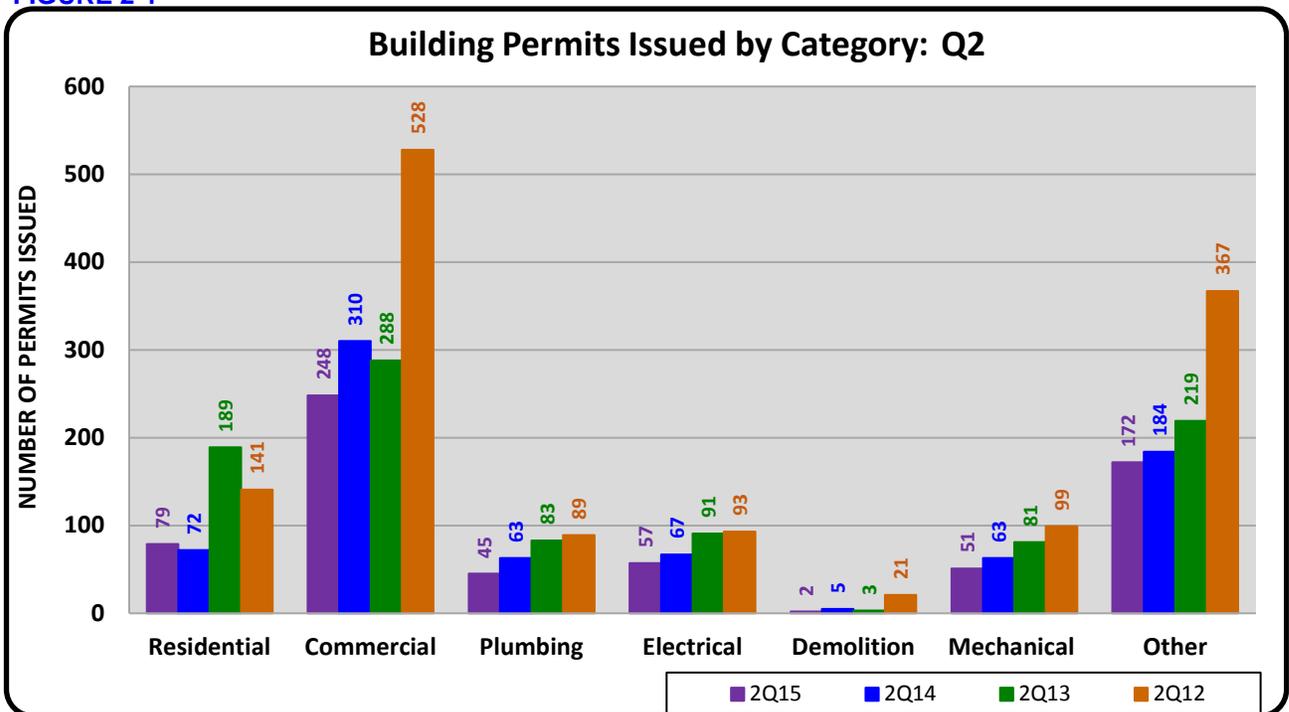




FIGURE 2-2

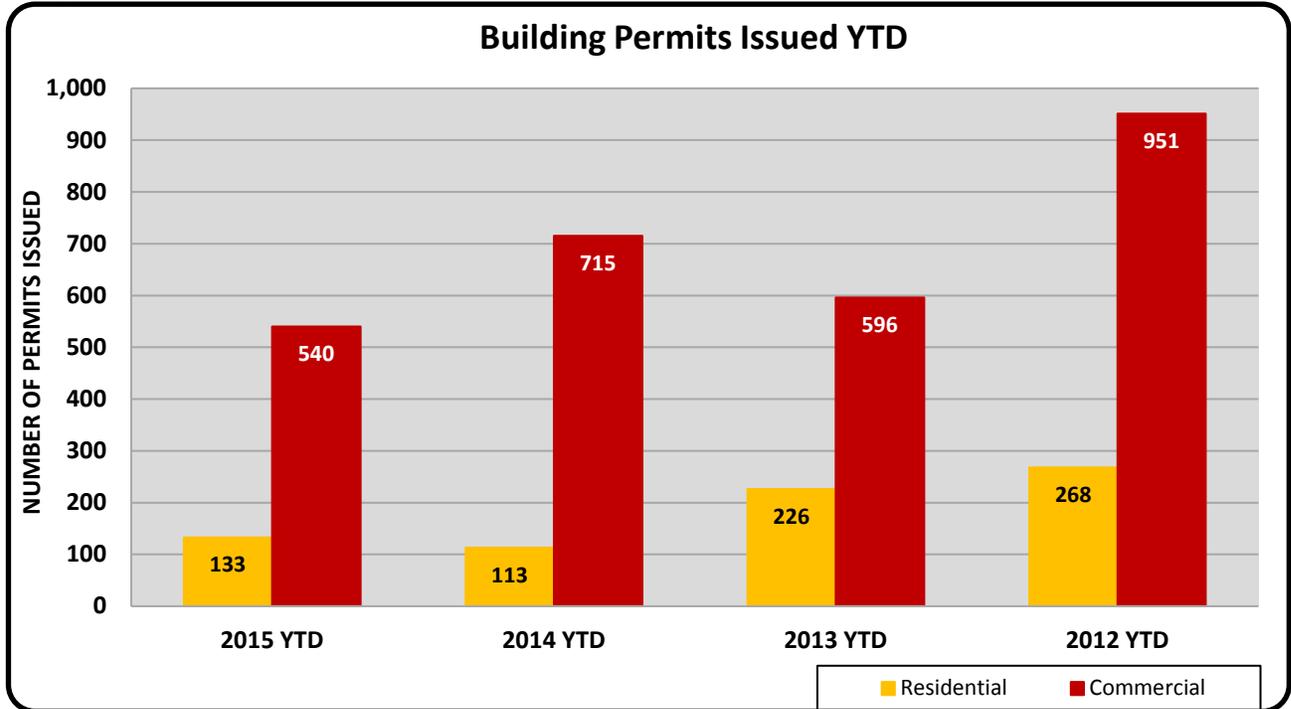


FIGURE 2-3

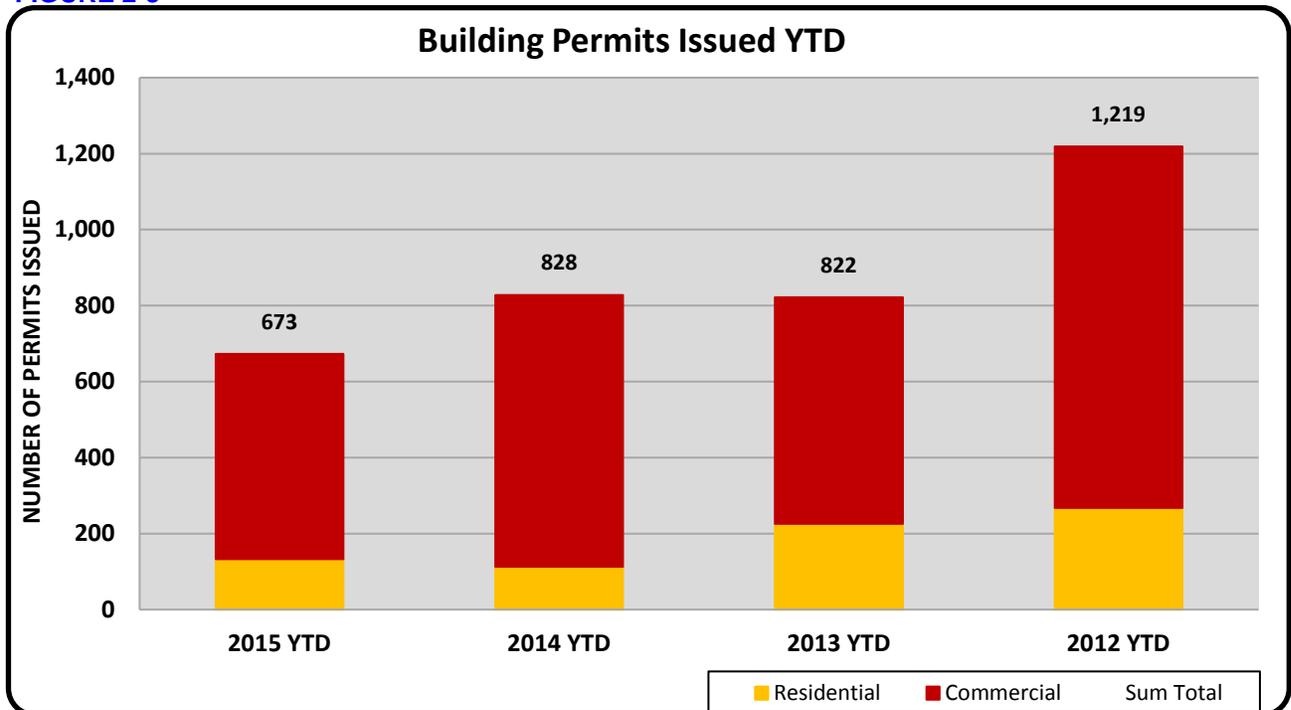




FIGURE 2-4

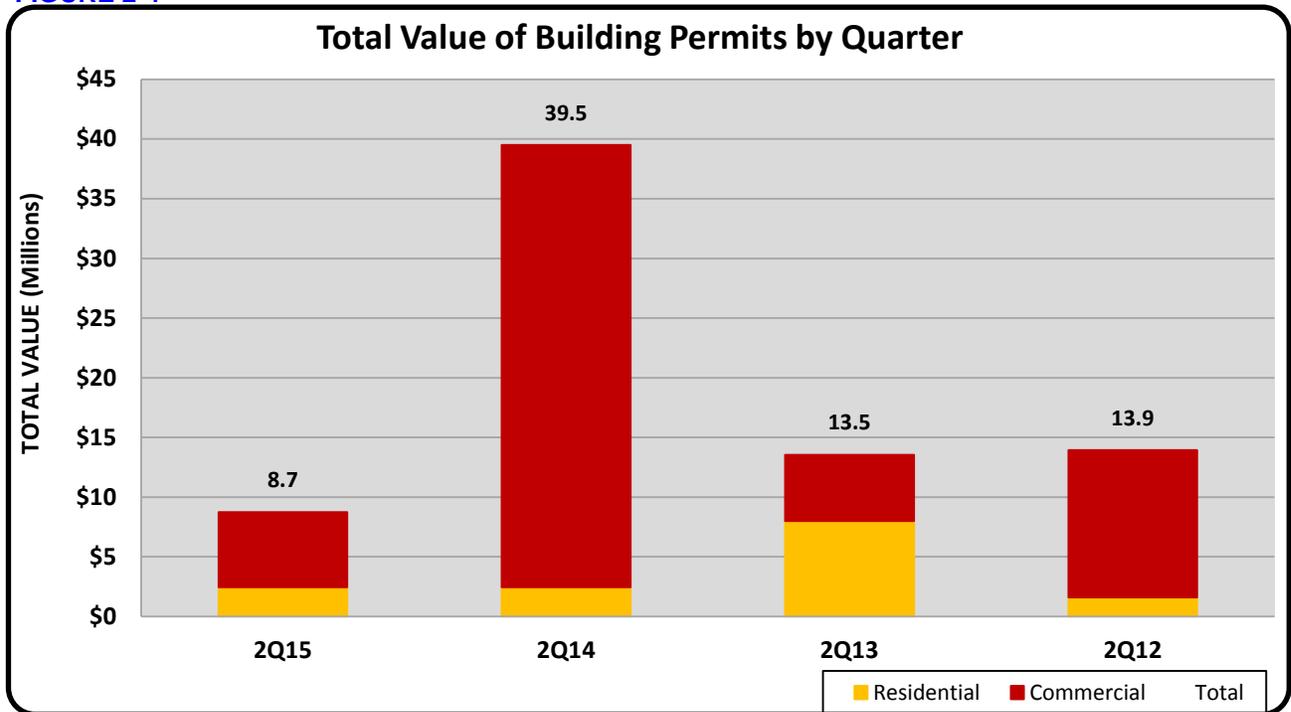


FIGURE 2-5

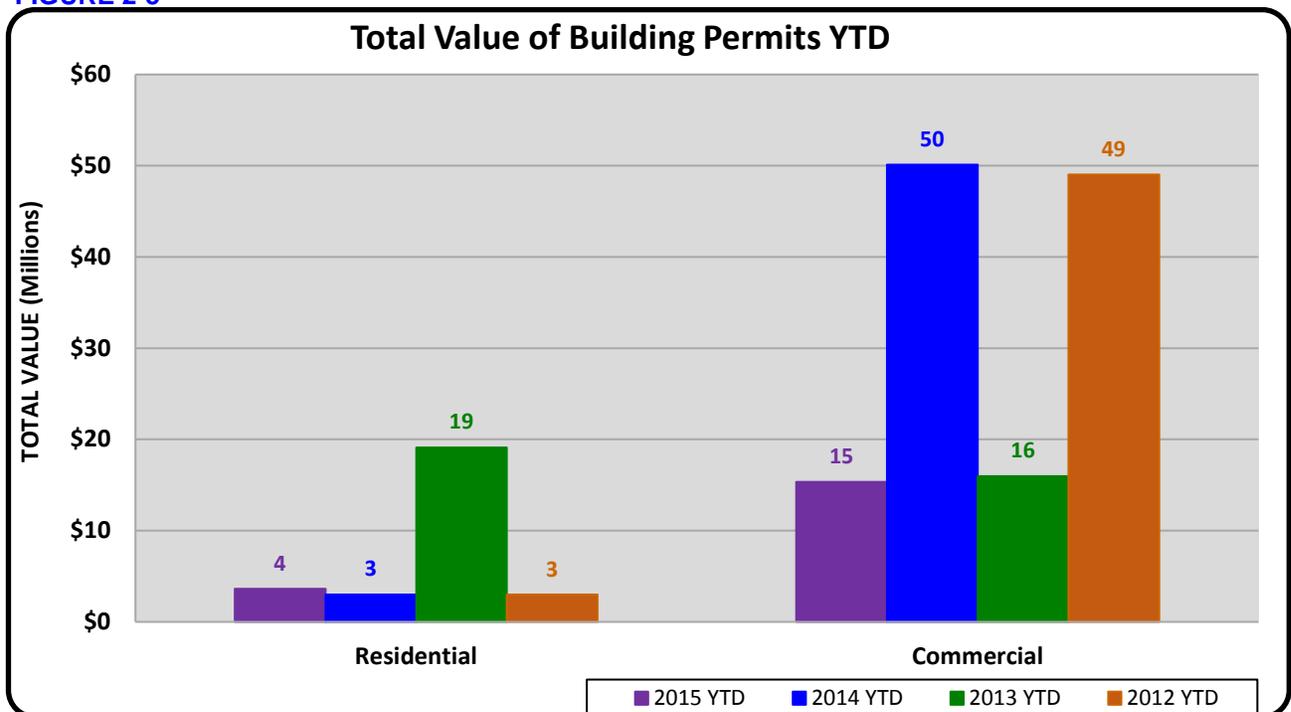




FIGURE 2-6

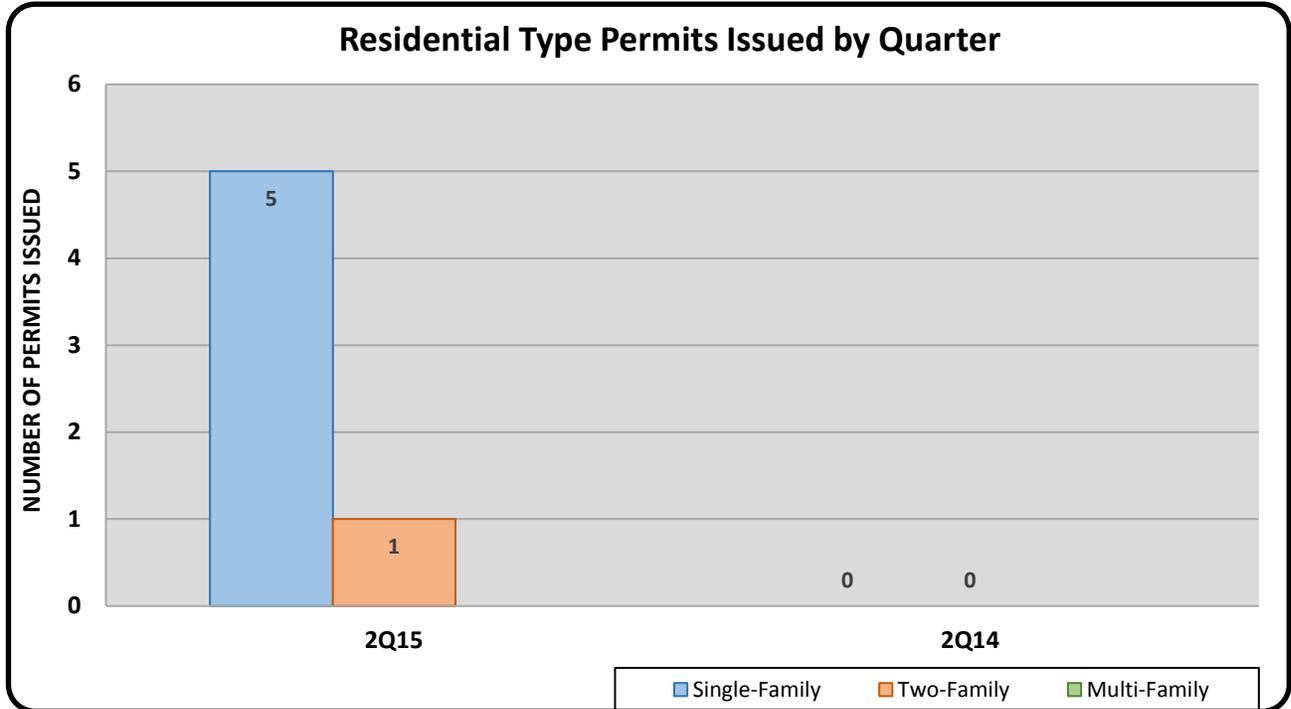


FIGURE 2-7

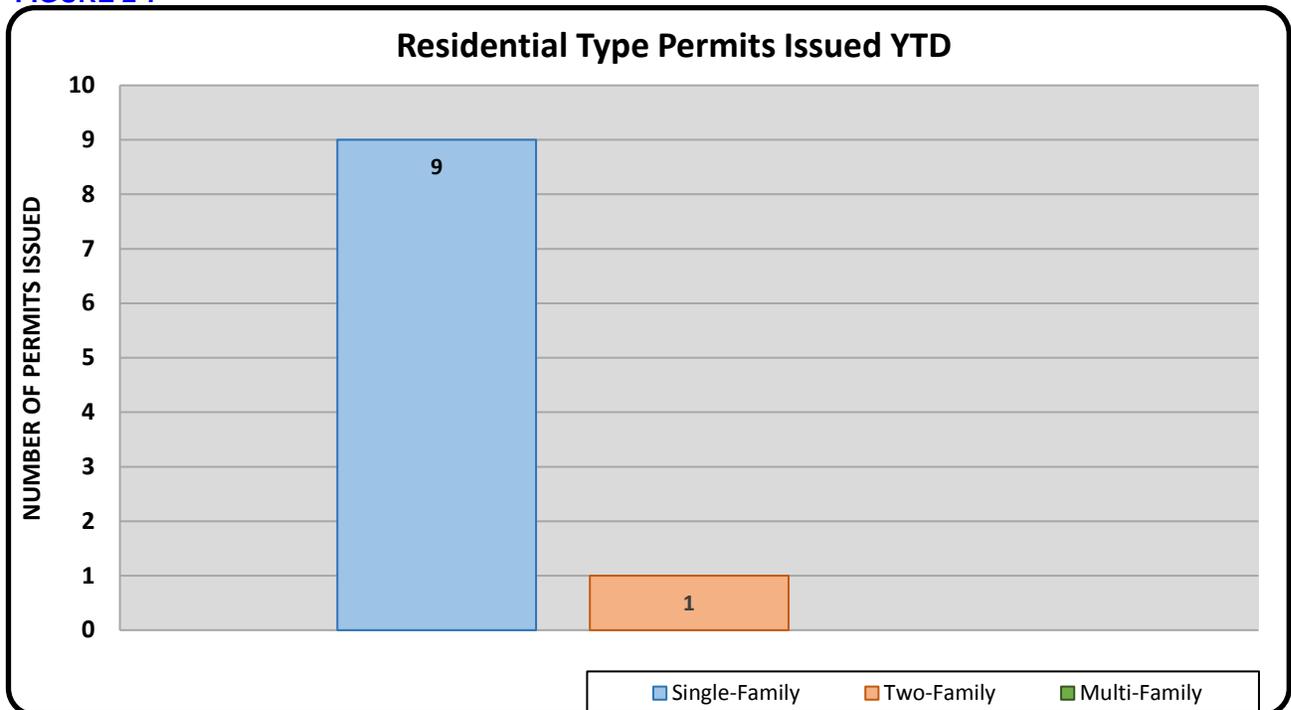




FIGURE 2-8

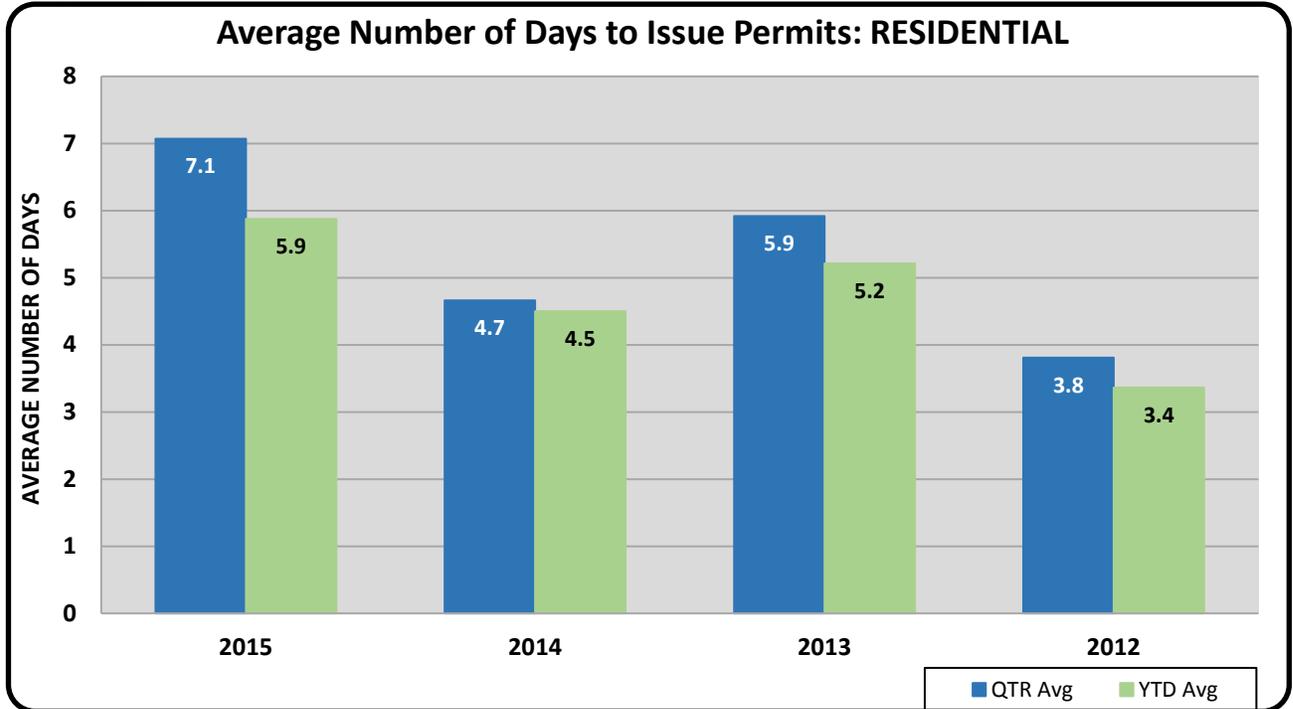


FIGURE 2-9

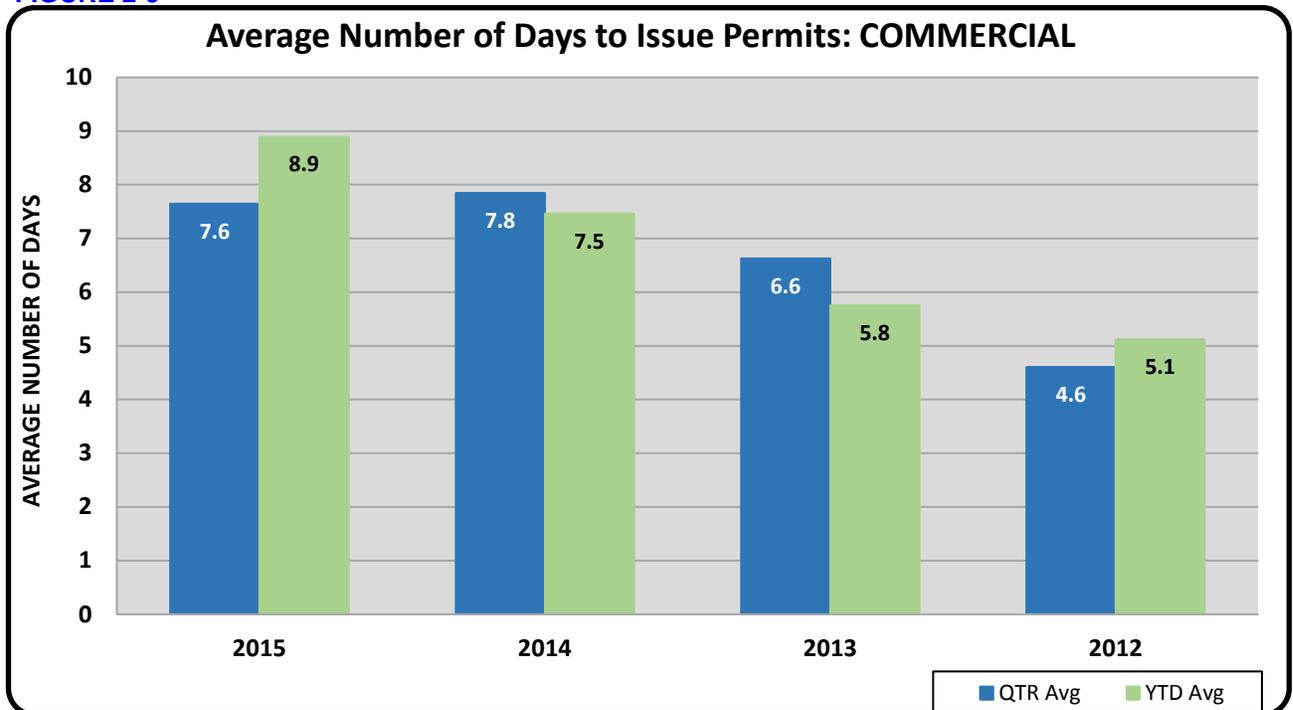




FIGURE 2-10

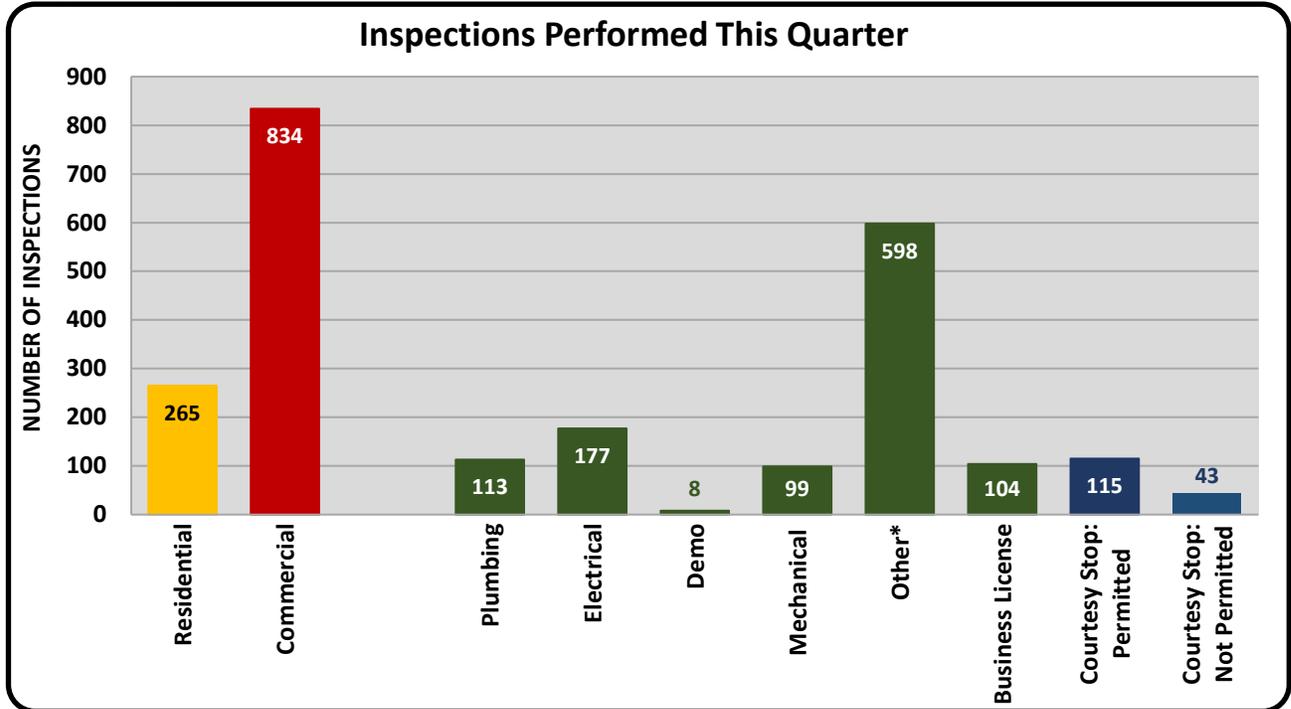
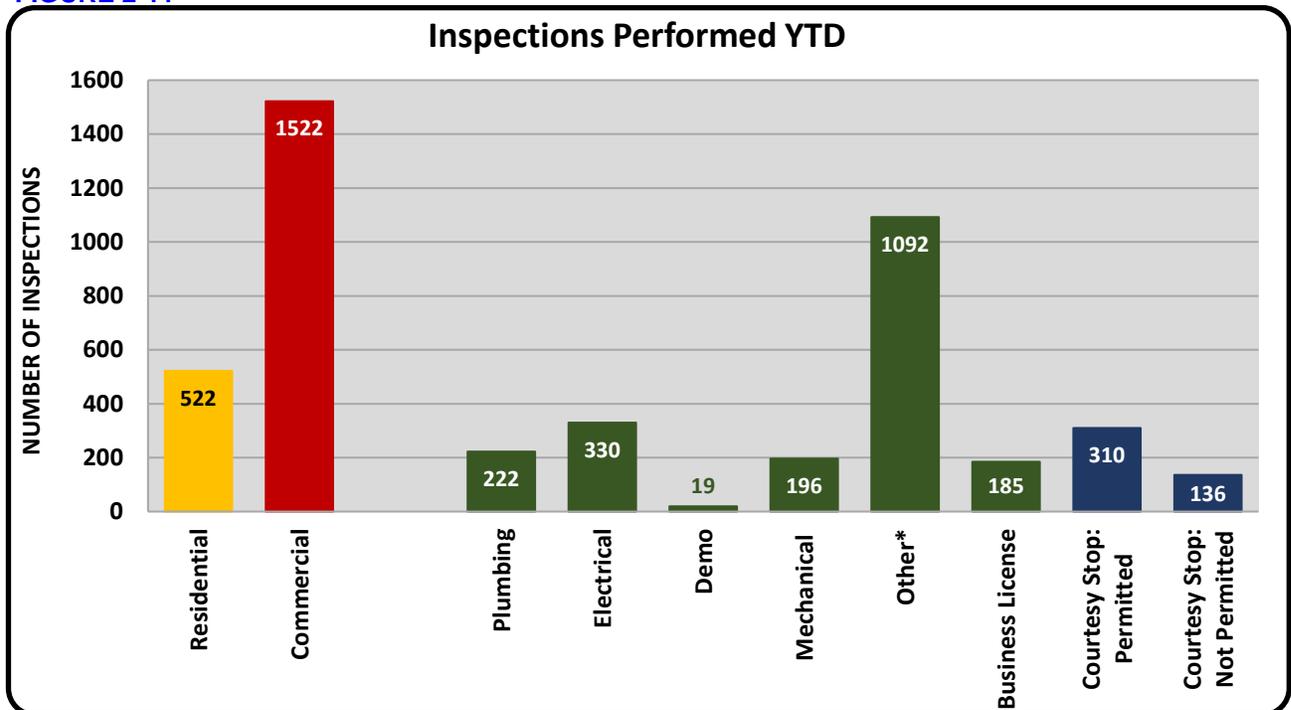


FIGURE 2-11



***Note:** "Other" includes signs, roof, decks, drywall, paving, landscaping, concrete/masonry, and insulation inspections.



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TABLE 2-1: 2Q15 Building Permits for Commercial Construction Valued Over \$10,000

Type	Business	Address	Estimated Value
Building	Cici's Pizza	3460 W State Hwy 76	\$ 1,300,000
Building	Eagle Bunker Apartments Phase 2	101 Prairie Dunes Drive	\$ 895,000
Building	Qdoba Mexican Grill	482 Branson Landing Blvd Ste 101	\$ 400,000
Building	Aspen Dental Building	1193 Branson Hills Pkwy	\$ 300,000
Building	AT&T Infill	802 Branson Hills Pkwy	\$ 291,104
Landscape	Welk Resort Land Dist.	1984 State Hwy 165	\$ 250,000
Building	Crown Valley Distillery Remodel	1420 W State Hwy 76	\$ 200,000
Building	Aspen Dental Infill	1193 Branson Hills Pkwy	\$ 160,000
Paving	Walmart Parking Lot Repairs	2050 W State Hwy 76	\$ 150,000
Building	City of Branson Salt Barn Facility	3610 Keeter St.	\$ 150,000
Building	Missouri American Water	300 Terrace Rd	\$ 150,000
Building	Baba's Burgers & Gyros	1412 W State Hwy 76	\$ 125,000
Building	Under Armour Youth Infill	300 Tanger Blvd Ste #301	\$ 105,000
Building	Justice Infill	300 Tanger Blvd. Ste 205	\$ 103,000
Re-Roof	Raddison Motel	120 S Wildwood Dr	\$ 100,000
Mechanical	Cox Pharmaceutical Clean Room	525 Branson Landing Blvd	\$ 100,000
Building	Tri-Lakes Center	2527 State Hwy 248	\$ 60,000
Building	Lighting Pawn Roof	202 S Commercial St	\$ 50,000
Mechanical	Arvest Bank	5601 Gretna Rd	\$ 47,000
Paving	Wyndham Branson at the Meadows	110 Willow Bend Dr	\$ 44,300
Building	McDonald's Remodel	2214 W State Hwy 76	\$ 40,000
Building	Crown Club Inn by Exploria	1420 W State Hwy 76	\$ 38,000
Building	Cabins at Branson Meadows	162 Deer Valley Dr	\$ 35,000
Building	Cabins at Branson Meadows	158 Deer Valley Dr	\$ 35,000
Building	Thousand Hills Pool Dehumidification	300 Glory Road (Pool)	\$ 30,990
Building	Verizon Antenna	2030 W State Hwy 76	\$ 30,000
Building	Red 76	2715 W State Hwy 76 Ste 103	\$ 25,000
Paving	Branson Landing	100 Branson Landing	\$ 24,000
Building	Branson Food Services	301 N Francis St	\$ 21,000
Building	Faith Lutheran Church	221 Malone Dr	\$ 20,000
Building	AT&T Upgrade	293 S. State Hwy 165	\$ 20,000
Building	Drafts Sports Bar Hood System	2280 Shepherd of the Hills Expy	\$ 16,000
Demolition	Branson Harbor Shoppes Demo	907 W Main St	\$ 15,000
Building	Lakeside Motors Office Addition	130 Veterans Blvd	\$ 15,000
Building	Missouri Mountain Moonshine	1209 Branson Landing	\$ 15,000
Building	Marriott Maint. Fire Sprinkler	2937 Green Mountain Dr	\$ 15,000
Building	First Church of the Nazarene Reroof	300 W Hensley St	\$ 13,407
Re-Roof	Great Southern Bank Reroof	110 W. Hensley St	\$ 13,364
Paving	Cox Med Center Employee Lot	111 Cahill Rd	\$ 13,360
Building	Save-On-Branson	2715 W State Hwy 76 Ste 102	\$ 12,500
Building	Olive Garden Sidewalk Repairs	3790 W State Hwy 76	\$ 12,000
Paving	Falls Shopping Center	3265 Falls Pkwy	\$ 11,900
Building	First Community Bank of the Ozarks	121 S Commercial St	\$ 11,893



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Type	Business	Address	Estimated Value
Paving	Suites at the Falls	1 Fall Creek Dr.	\$ 11,234
Paving	Outback Property	1914 W State Hwy 76	\$ 10,800
Mechanical	Rib Crib AC Unit Replacement	1855 W State Hwy 76	\$ 10,000
Building	Pointe Royale Siding	243 Clubhouse Dr	\$ 10,000
Building	Pointe Royale Siding	187 Clubhouse Dr	\$ 10,000



QUARTERLY STATUS REPORT

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TABLE 2-2: 1Q15 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
Building	Ozark Regal Motel	3010 Green Mountain Dr	\$ 10,000



SECTION 3: CODE ENFORCEMENT ACTIVITY

ENFORCEMENT SUMMARY

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

- 439 Total Files Opened
- 415 Total Confirmed Violations
- 95% Confirmed Complaints
- 50 Violations Currently Open
- 365 Confirmed Violation Files Closed
- 88% Closure Rate for Confirmed Violations
- 64% of Closed Complaints Resolved Verbally*
- 24% of Closed Complaints Resolved via Courtesy Notice*
- 11% of Closed Complaints Resolved via Notice & Order*
- 1% of Closed Complaints Resolved via Citation*

(*excludes mow violations)

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	169	-9%	185	30%	142	54%	92	-28%	128
	closed	150	-9%	164	43%	115	31%	88	-25%	117
Signs	opened	98	-10%	109	17%	93	-6%	99	-7%	107
	closed	91	-10%	101	23%	82	-15%	97	-7%	104
Trash / Rubbish	opened	46	-18%	56	-15%	66	43%	46	-4%	48
	closed	36	-18%	44	-21%	56	40%	40	-5%	42
Vehicles	opened	28	250%	8	100%	4	-71%	14	-30%	20
	closed	26	225%	8	300%	2	-83%	12	-29%	17
Property Maint.	opened	32	39%	23	-15%	27	-25%	36	13%	32
	closed	26	86%	14	-18%	17	-23%	22	-4%	23
Multiple Issues	opened	5	67%	3	-57%	7	0%	7	0%	7
	closed	3	200%	1	-86%	7	40%	5	-29%	7
Safety	opened	6	0%	6	500%	1	-80%	5	400%	1
	closed	4	-33%	6	500%	1	-75%	4		0
Zoning, general	opened	30	-14%	35	59%	22	214%	7	17%	6
	closed	28	-18%	34	55%	22	214%	7	17%	6
Building, general	opened	1	100%	0		0		0		0
	closed	1	100%	0		0		0		0
Weekly Rental	opened	0		0		0		1		0
	closed	0		0		0		1		0
TOTALS	opened	415	-2%	425	17%	362	18%	307	-12%	349
	closed	365	-2%	372	23%	302	9%	276	-13%	316



TABLE 3-2: Confirmed Violations by Type and Month

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Weeds				62	55	52							169
Signs	21	6	12	10	22	27							98
Trash	3	3	19	5	7	9							46
Safety	2		2			2							6
Vehicles	8	3	5	4	4	4							28
Nightly / Weekly Rental													0
No Permit		1											1
Abandon House													0
Multiple					1	4							5
Zoning, general	10	1	5	5	4	5							30
Building, general													0
Property Maint., general	12	2	7	2	6	3							32
Total Violations	56	16	50	88	99	106							415

FIGURE 3-1

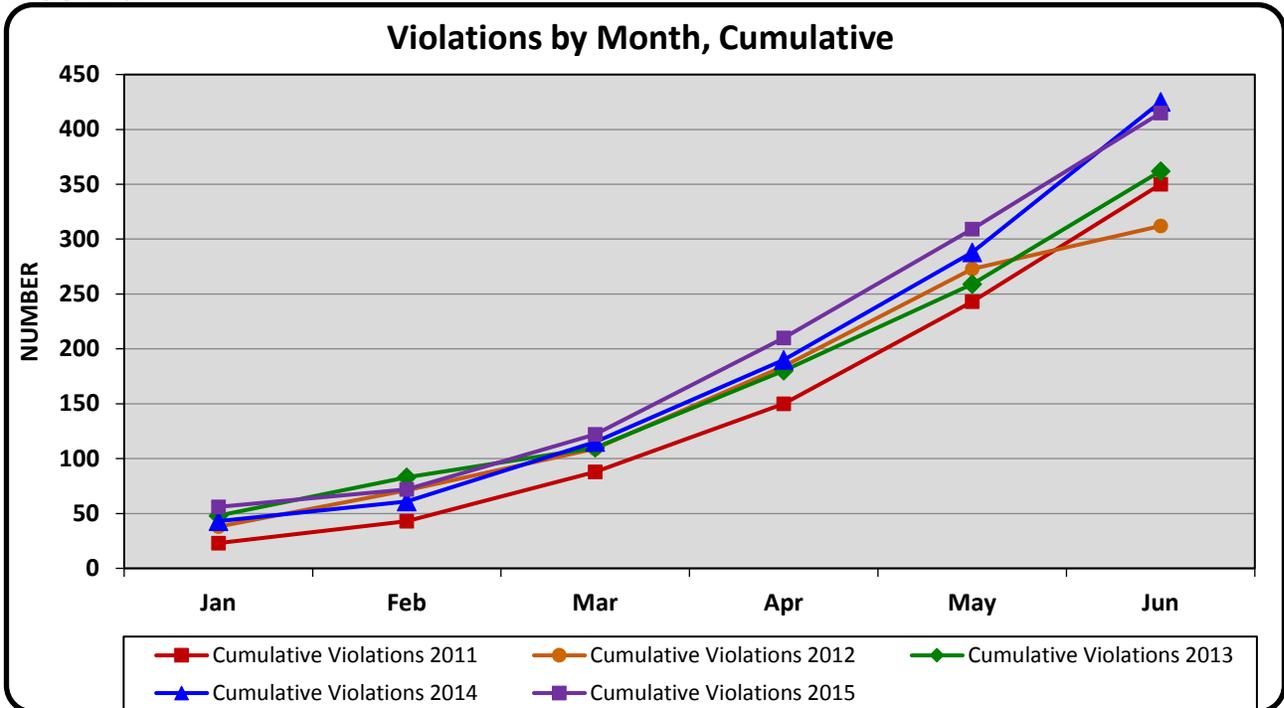




FIGURE 3-2

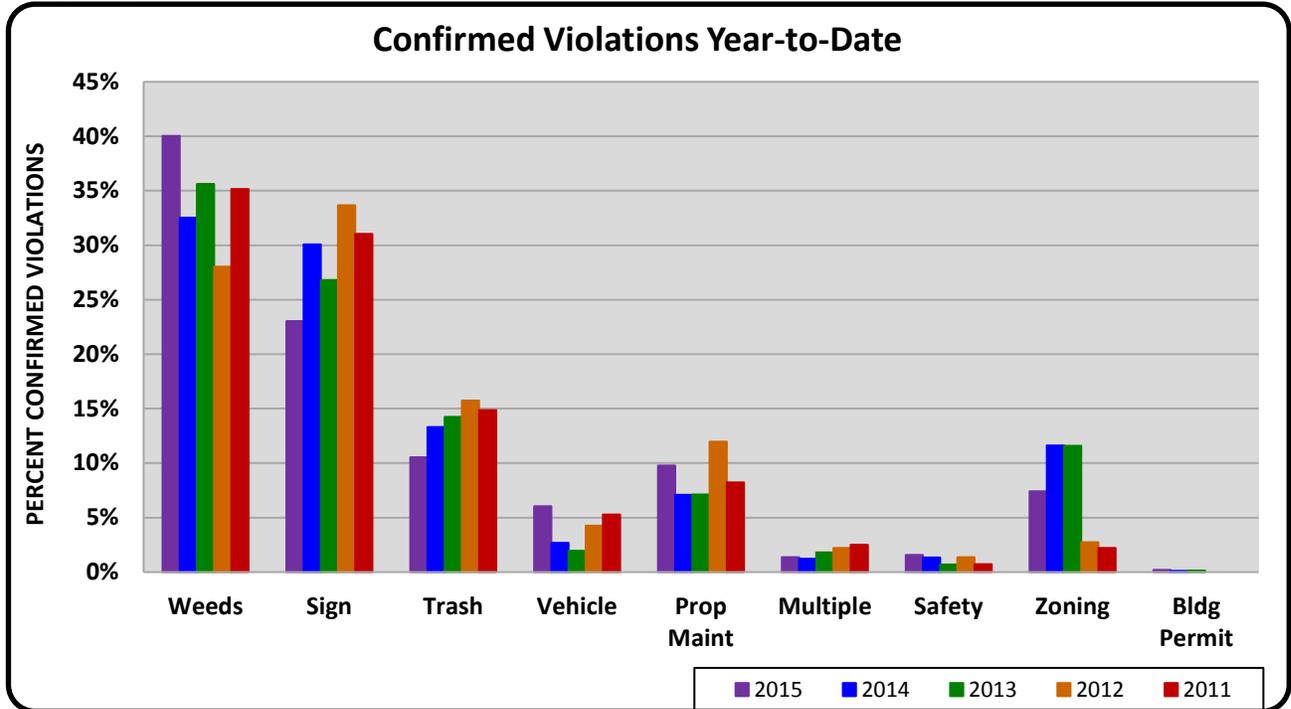


FIGURE 3-3

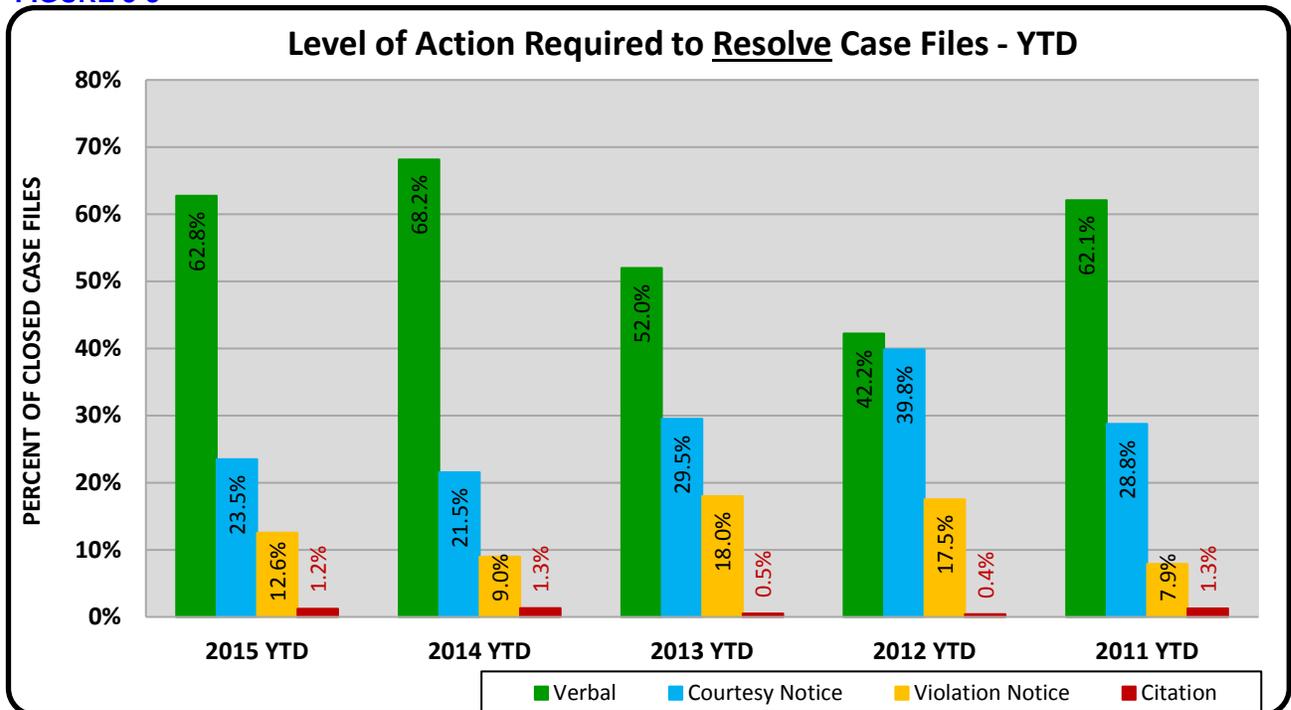
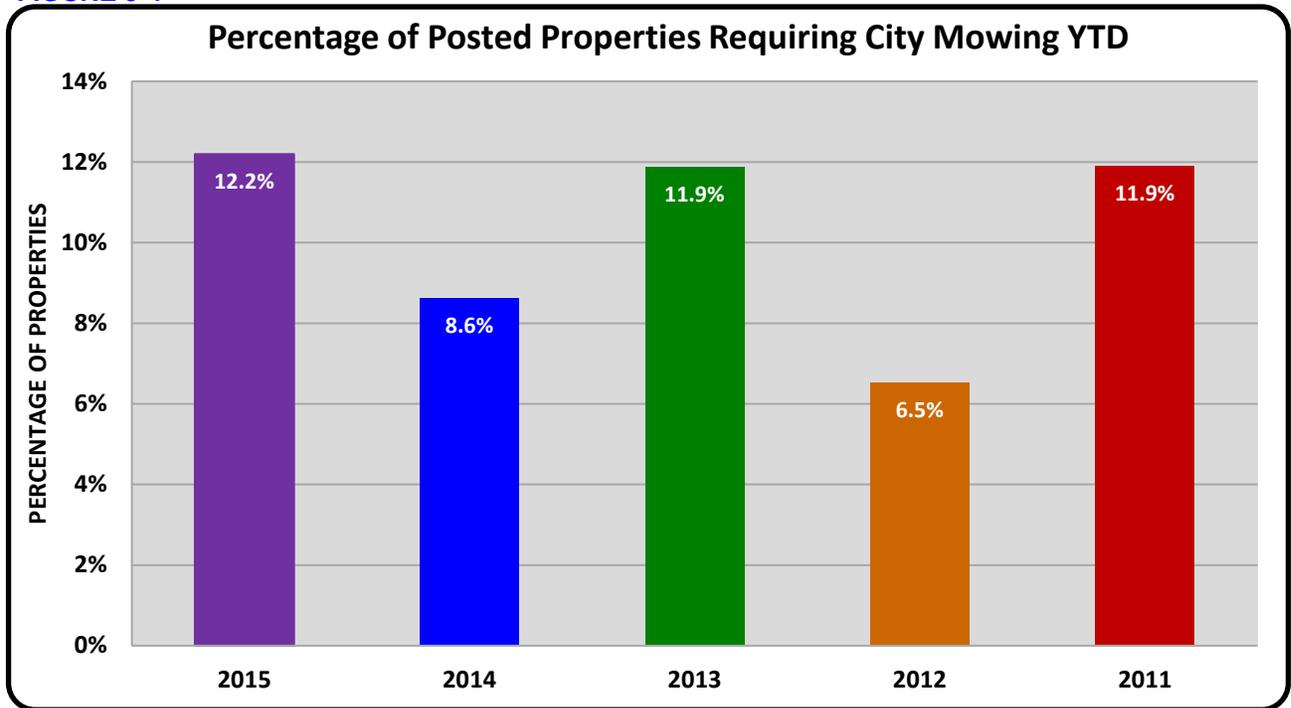




TABLE 3-3: Weed Abatement

Total Weed Violations	205	
No Violation	10	4.9%
No Action Required	0	0.0%
Verbal Request to Mow	41	20.0%
Courtesy Notice Issued	3	1.5%
Notice & Order Issued	113	55.1%
Mowed by City	25	12.2%

FIGURE 3-4





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TABLE 3-4: Citations Issued YTD

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
705 SUNSET LN	Hudson/Haynie	Garbage/Rubbish improperly stored / not collected	2
251 EXPRESSWAY LN	Travel Inns signs	Sign	3
3518 W STATE HWY 76	Greenbriar	Property Maintenance, general	4



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

Property Address	Occurrences
1700 W STATE HWY 76	6
1115 W STATE HWY 76	5
210 S WILDWOOD DR	4
3015 W STATE HWY 76	4
416 S BUS 65	4

TABLE 3-5:

1700 W. Hwy 76 is the Ramada / Rowdy Beaver property where violations were mowing, signs, pennants, etc. 1115 W. Hwy 76 is a ticket sales business, Booth Monkey Marketing and violations were mostly signage related. 210 S. Wildwood Dr. is the old Knights Inn motel with violations being weeds and rubbish.

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. 2050 W. State Hwy 76 (Walmart) are zoning violations for cars parked for sale in their parking lot. 1425 W. State Hwy 76 (Silver Fountain Inn) are property maintenance violations. 1700 W. Hwy 76 is the Ramada / Rowdy Beaver property where violations were mowing, signs, pennants, etc. 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
2050 W STATE HWY 76	24
1425 W STATE HWY 76	23
1700 W STATE HWY 76	23
201 JESS-JO PKWY	21
1115 W STATE HWY 76	19
1107 W STATE HWY 76	16
1414 W STATE HWY 76	15
3015 W STATE HWY 76	15
915 W MAIN ST	15
1900 W STATE HWY 76	14
2410 W STATE HWY 76	14
2821 W STATE HWY 76	14
2924 SHEPHERD OF THE HILLS EXPWY	14
3506 W STATE HWY 76	14
102 N FIFTH ST #1	13
3307 W STATE HWY 76	13
416 S BUS 65	13
1809 W STATE HWY 76	12
505 GRETNA RD	12
1447 STATE HWY 248 A-1	11
1846 W STATE HWY 76	11
3027 W STATE HWY 76 #A	11
200 JESS-JO PKWY	10
209 W PACIFIC ST	10
210 GRETNA RD	10
2700 W STATE HWY 76	10



SECTION 4: CODE ENFORCEMENT PERFORMANCE MEASUREMENTS

FIGURE 4-1

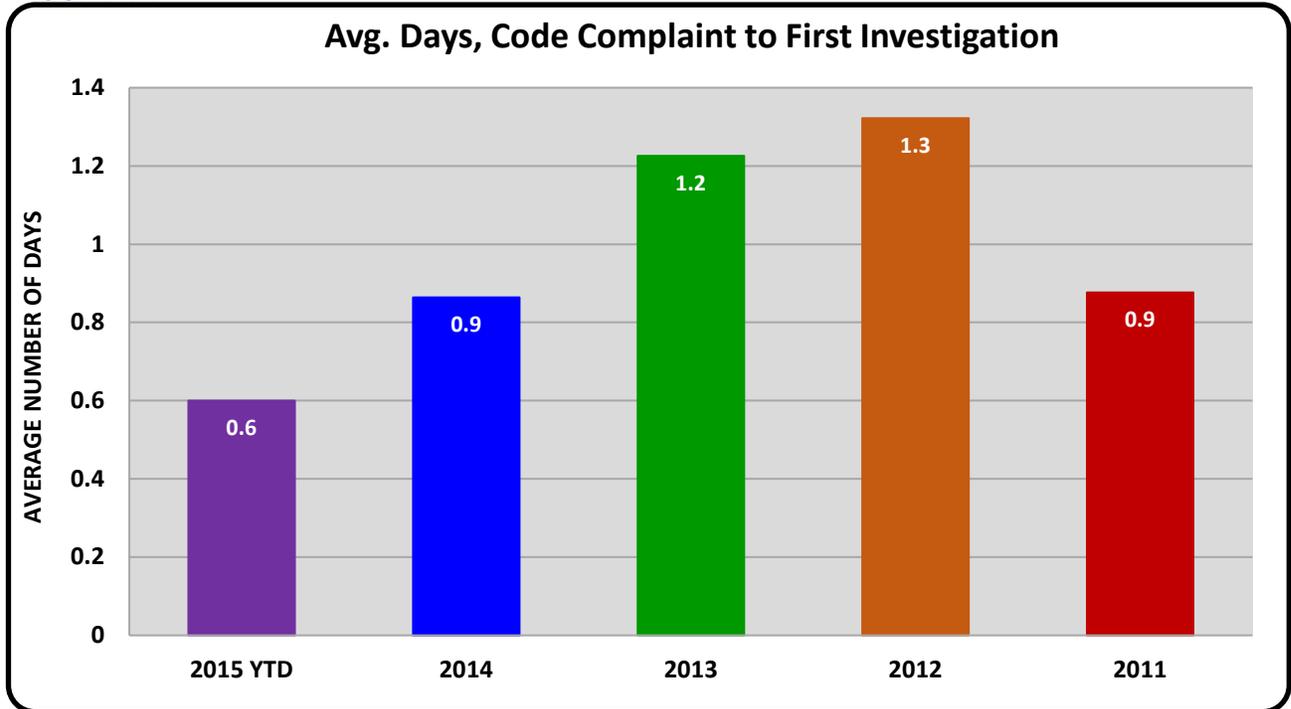


FIGURE 4-2

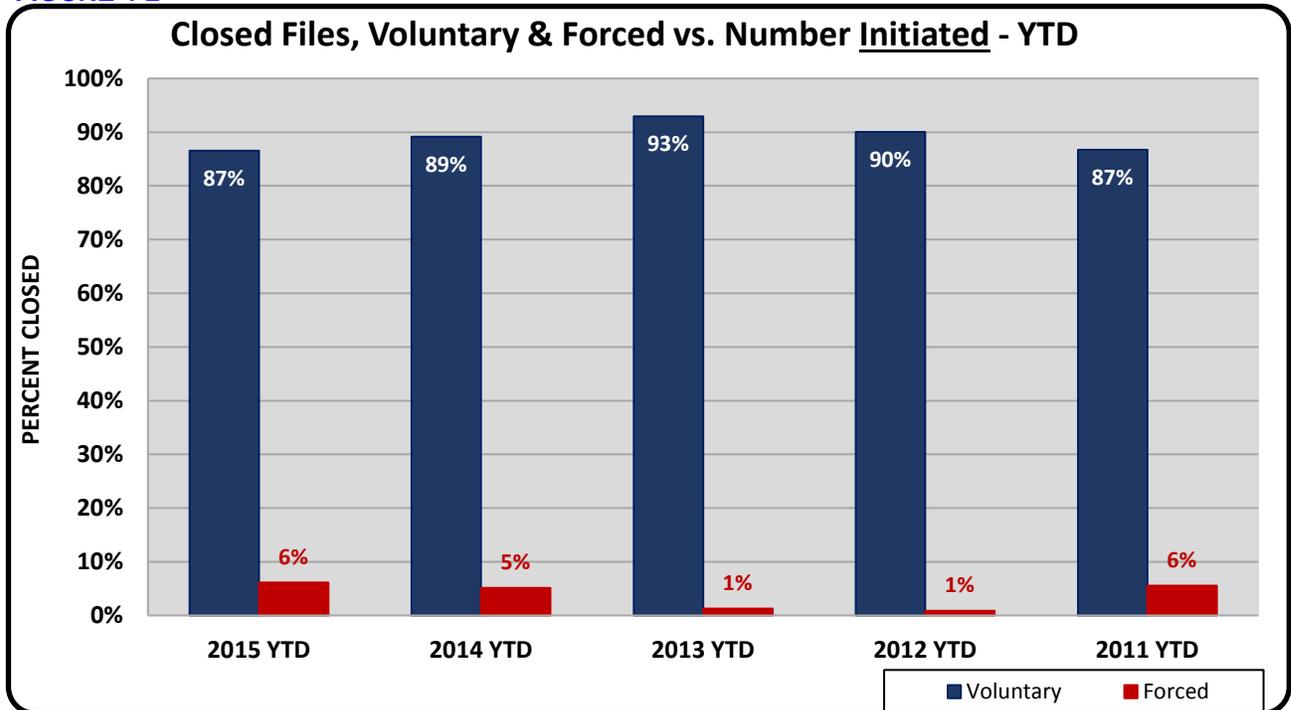




FIGURE 4-3

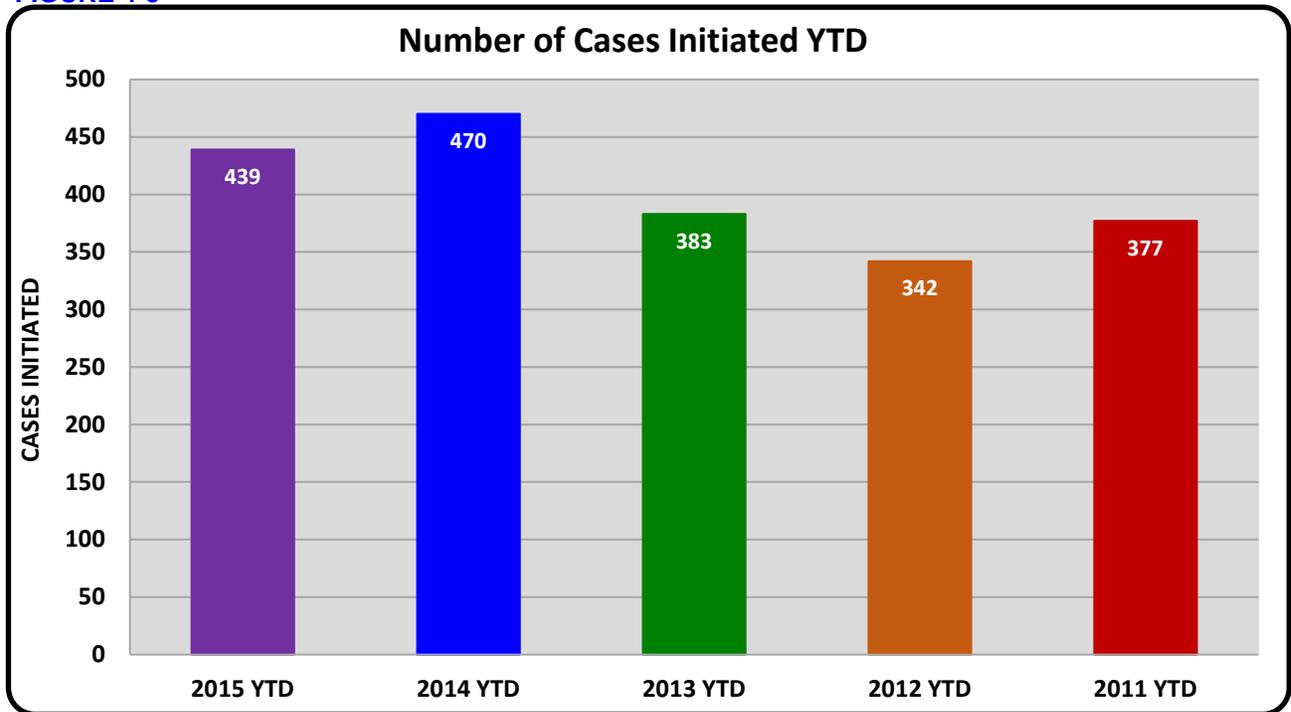
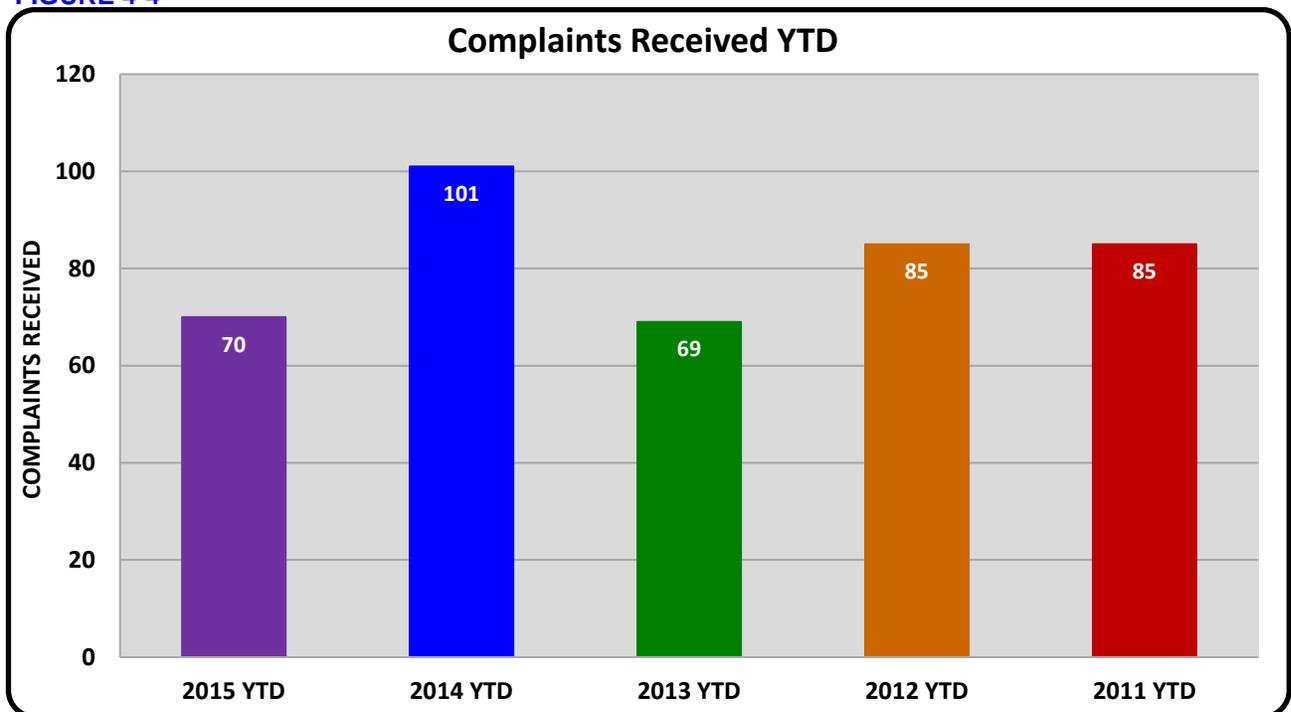


FIGURE 4-4





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	40	74							154
Real Estate		2	1	8	6	5							22
Political													0
Business Advertisement	4	1	4	3	5	6							23
Employment / Hiring													0
Moving Sale													0
Other				1									1
TOTALS	15	7	10	32	51	85							200

FIGURE 5-1

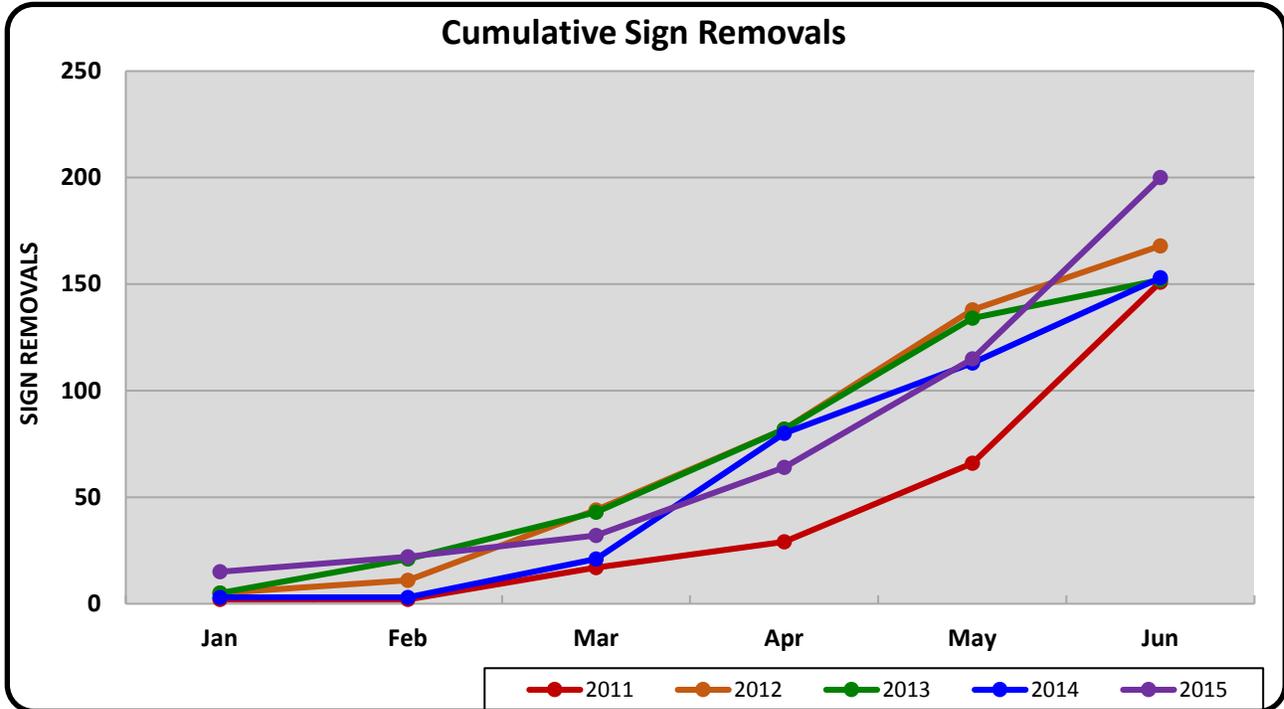




FIGURE 5-2



FIGURE 5-3

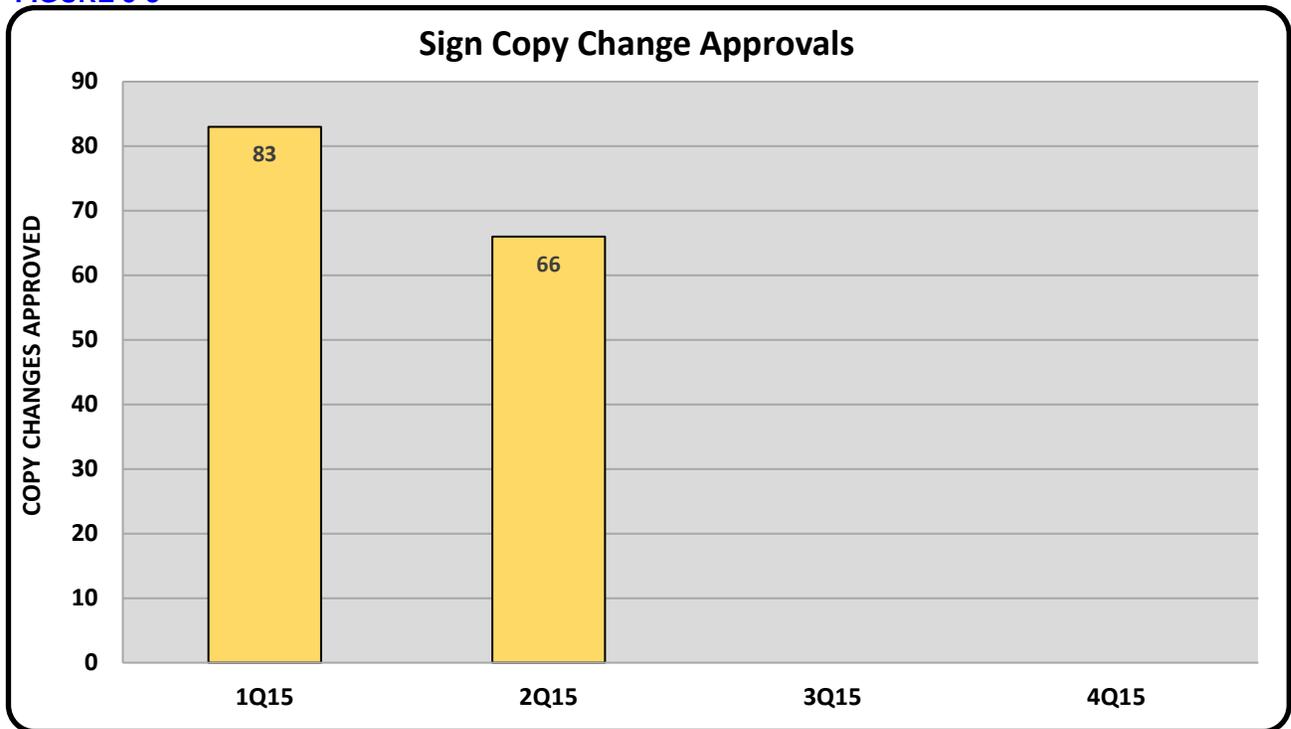




FIGURE 5-4

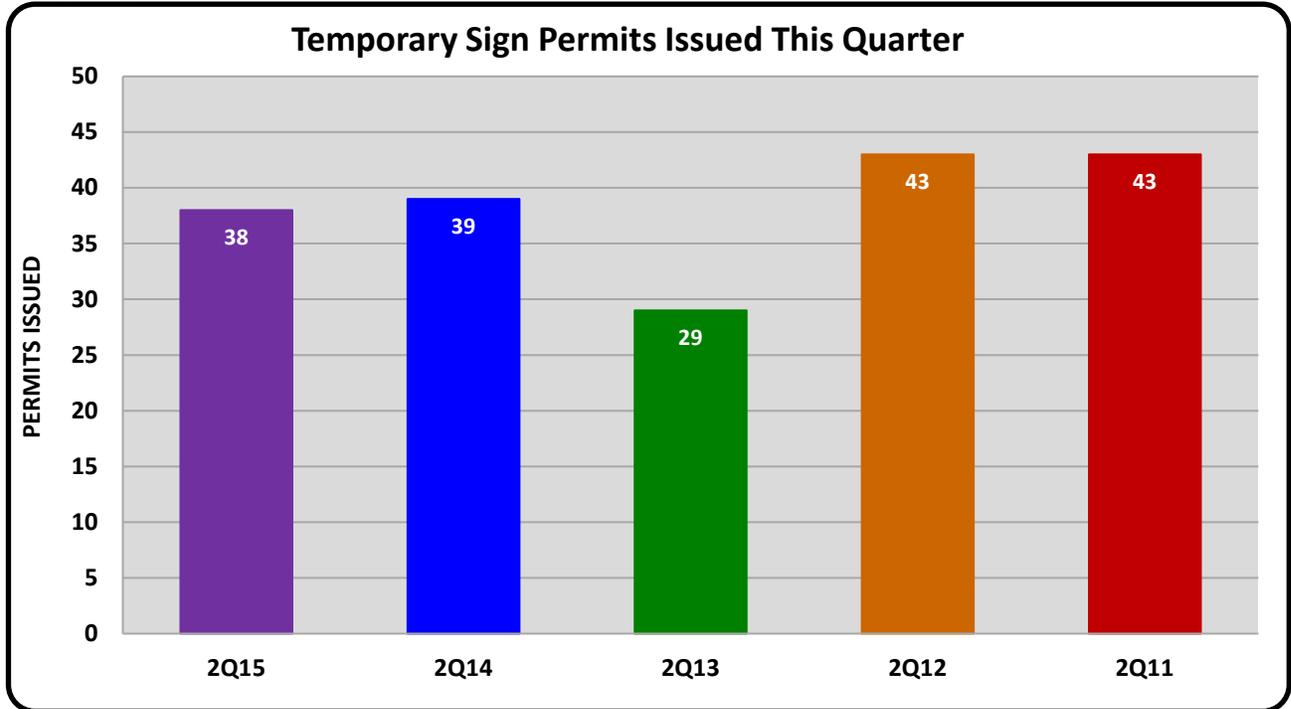
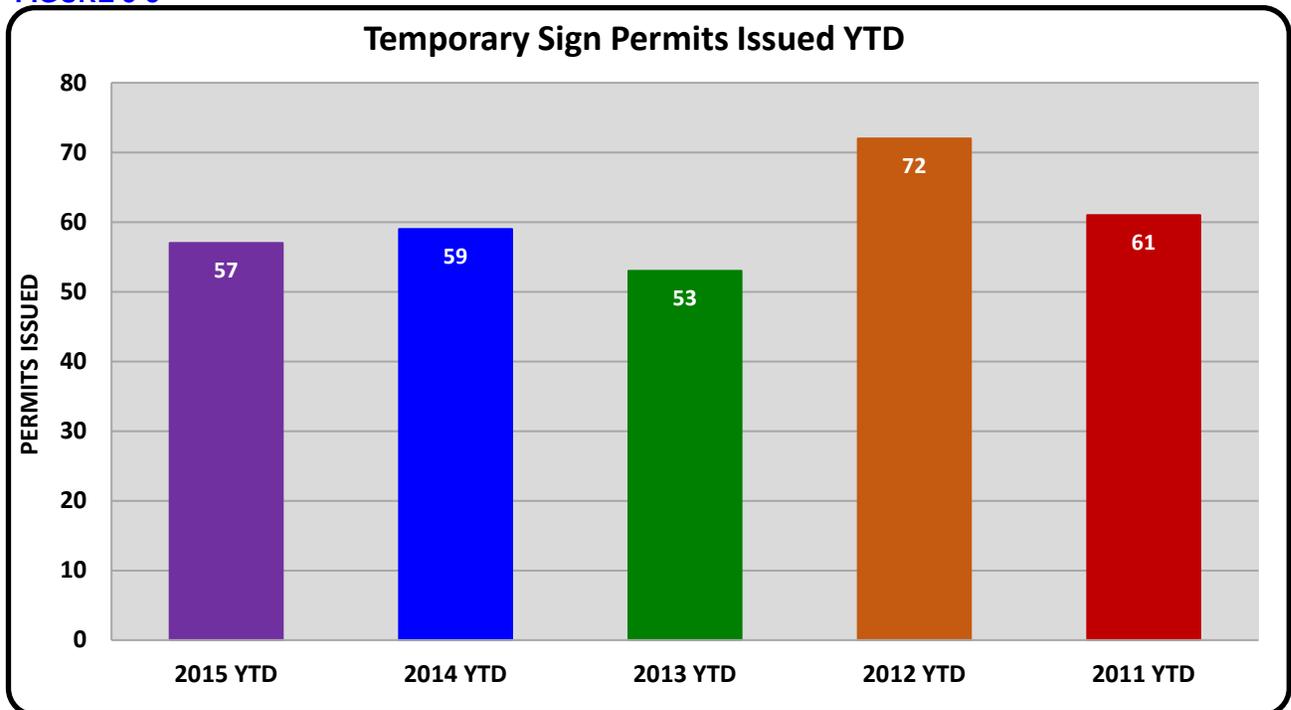


FIGURE 5-5





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	1			1							5
Municipal Code Amendment	2	1											3
Planned Development													0
PD Amendment													0
Preliminary Subdivision Plat				1									1
Preliminary Subdivision Replat													0
Special Events	2	1			2	2							7
Special Events - Street Closure		1	1	1	1	1							5
Special Use	1			1	1								3
Street Vacation													0
Variance													0
Zoning Request					1								1
Zoning Change				1	1								2
Tree Removal Requests	5	5	4	14	13	5							46
Open for Business	1	1		2	2	3							9
TOTALS	12	12	7	20	21	12							84

FIGURE 6-1

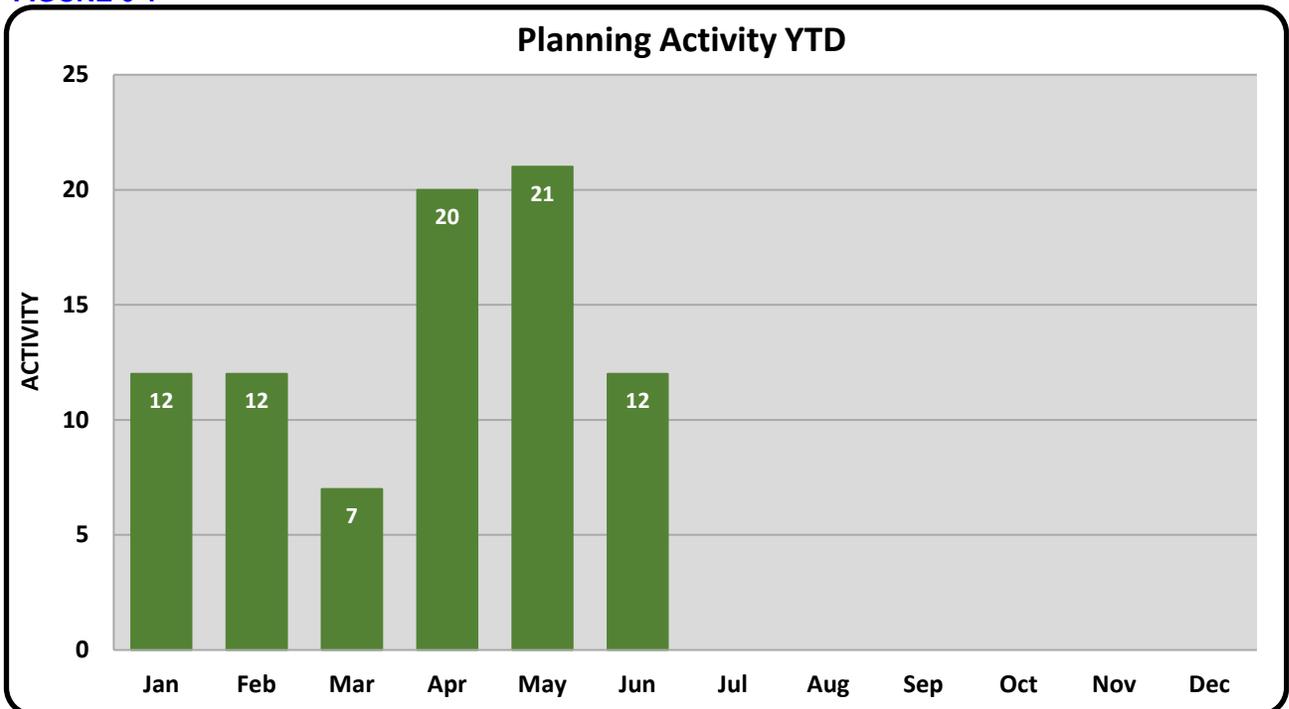




FIGURE 6-2

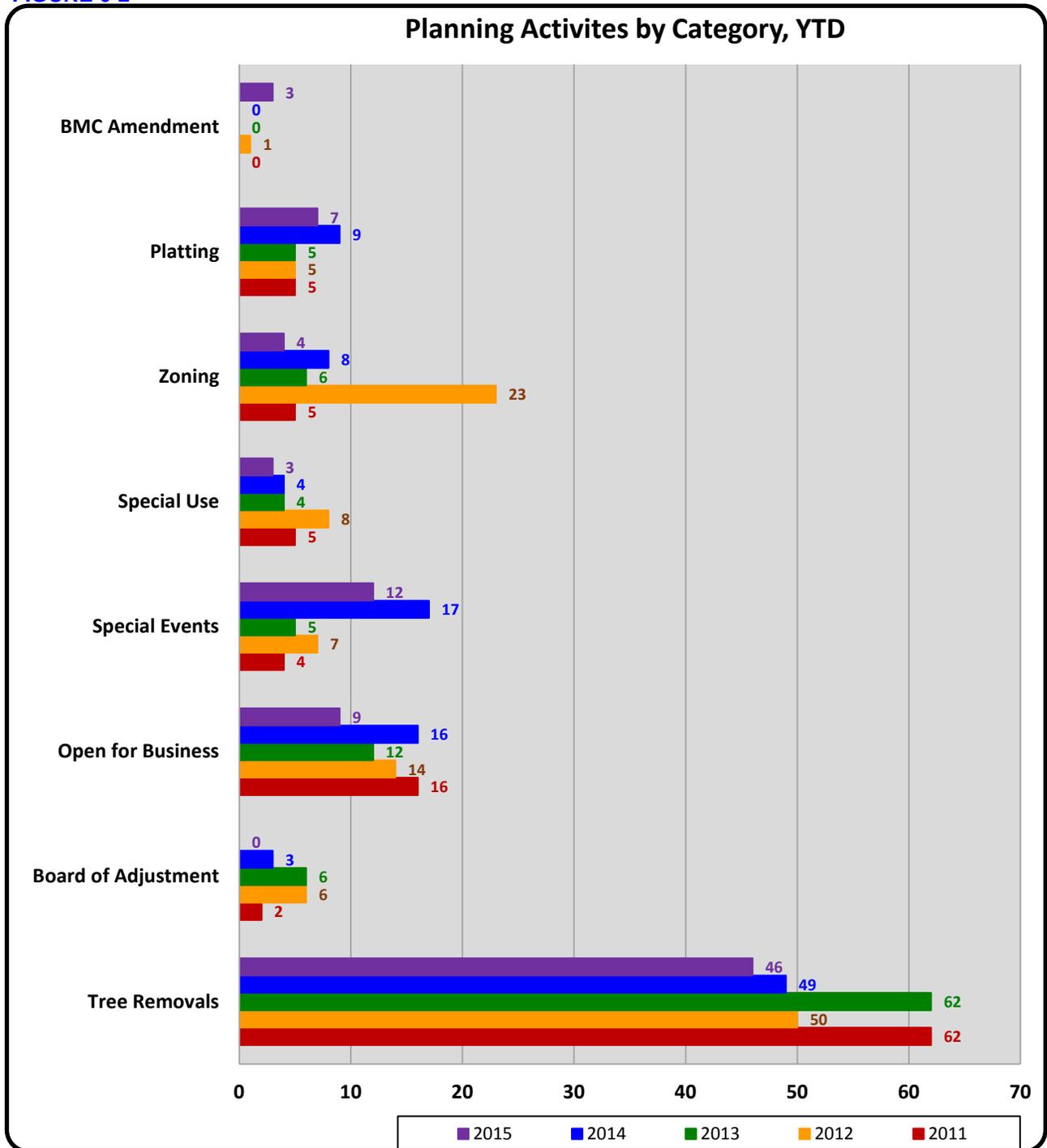
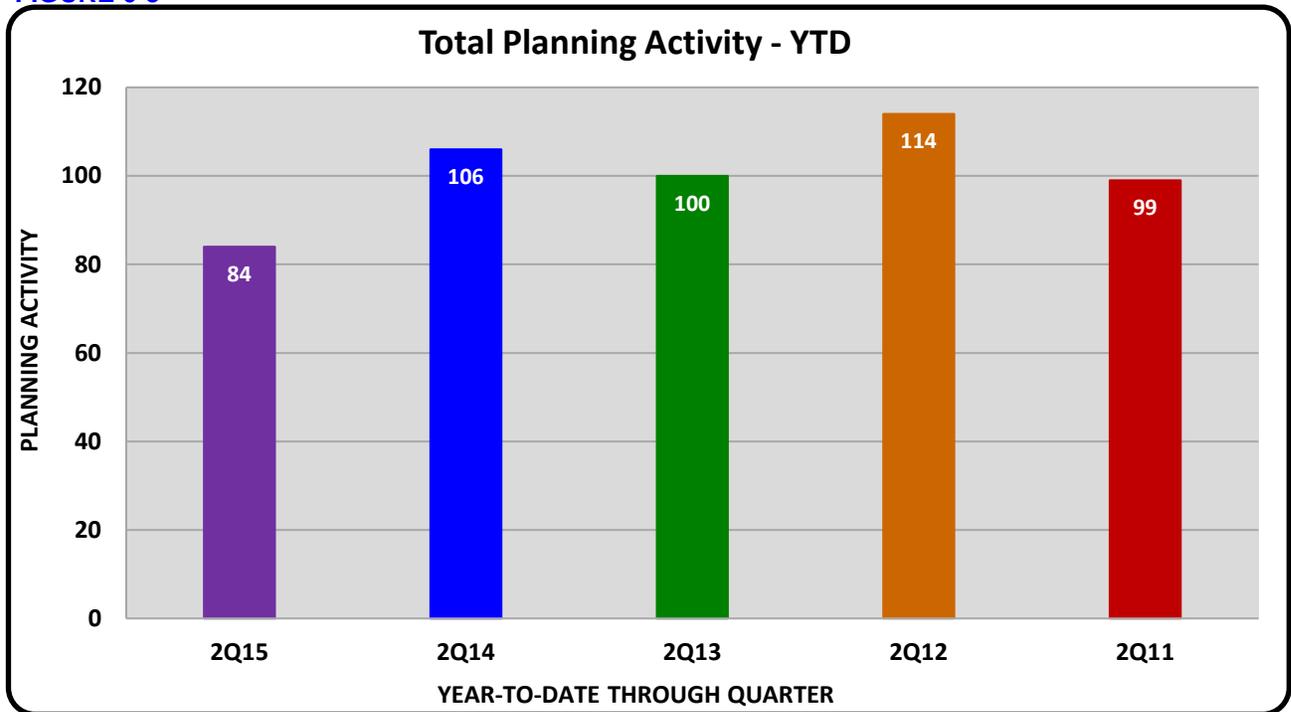




FIGURE 6-3





SECTION 7: PLANNING DEPARTMENT SURVEYS

SURVEY SUMMARY

272 Surveys Issued
 49 Surveys Returned
 18% Return Rate

TABLE 7-1: Survey Question Responses, YTD

Question	Respondent Assessments					
	Excellent	Good	Fair	Poor	Bad	NA*
Explanation of the permit process	78%	9%	11%	0%	0%	2%
Clarity and helpfulness of information received	63%	20%	12%	0%	0%	4%
Timeliness of the permit process	63%	27%	8%	0%	2%	0%
Explanation of the inspection process	62%	19%	4%	0%	0%	15%
Timeliness of inspections performed	65%	18%	4%	0%	0%	12%
Consistency and fairness in applying codes	63%	17%	7%	0%	0%	13%

*Note: "NA" means no answer was provided by the respondent.

TABLE 7-2: Department Division Performance Assessments, YTD

Division	Experience	
	Positive	Negative
Building	98%	2%
Planning	100%	--
Signs	100%	--