



CITY
OF **BRANSON**
Planning & Development

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QUARTERLY STATUS REPORT

SECOND QUARTER 2016
APRIL through JUNE

Director

Joel Hornickel

Building Department

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Stephenie Schultz



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SECTION 1: BUILDING DIVISION ACTIVITY

TABLE 1-1: Building Division Quarterly Status

Activity	1Q16	2Q16	3Q16	4Q16	Total
Working w/o a Permit Assessed	8	8			16
Plan Reviews Completed	523	538			1061
Projects completed	177	193			370
Residential Permits Issued	127	79			206
Commercial Permits Issued	309	308			617

SECTION 2: BUILDING PERFORMANCE MEASUREMENTS

FIGURE 2-1

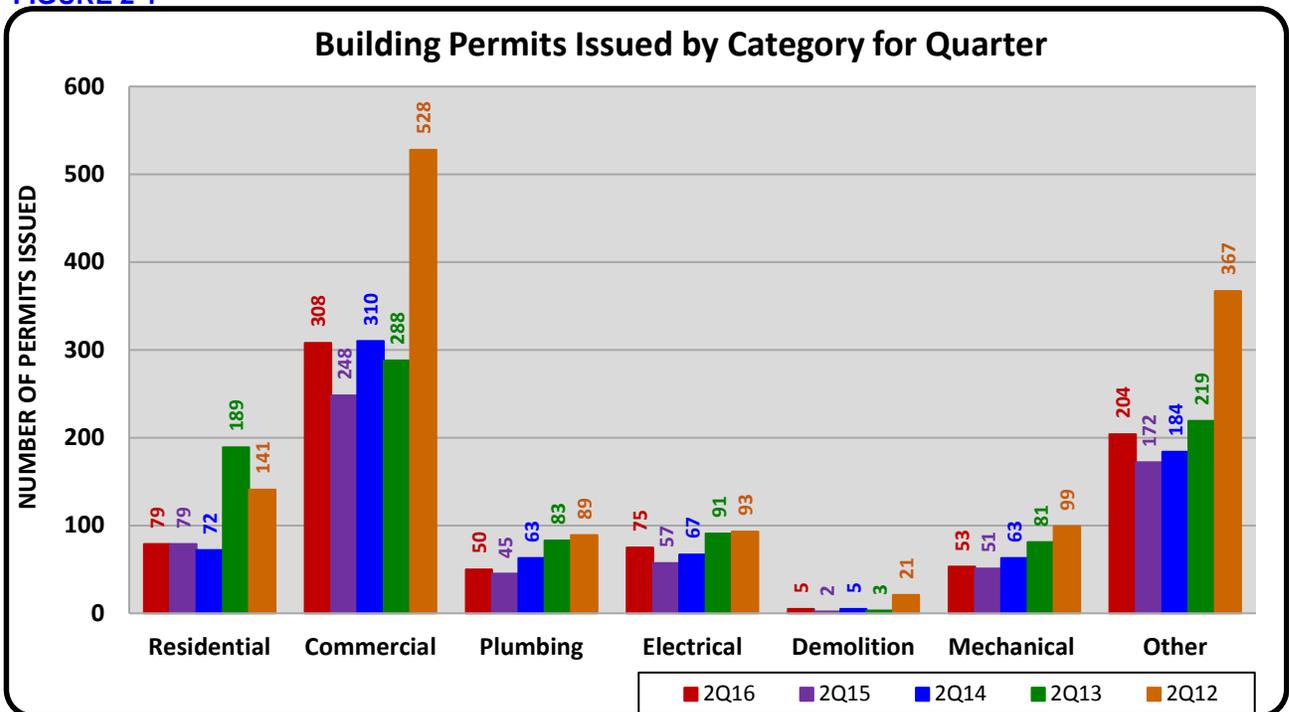




FIGURE 2-2

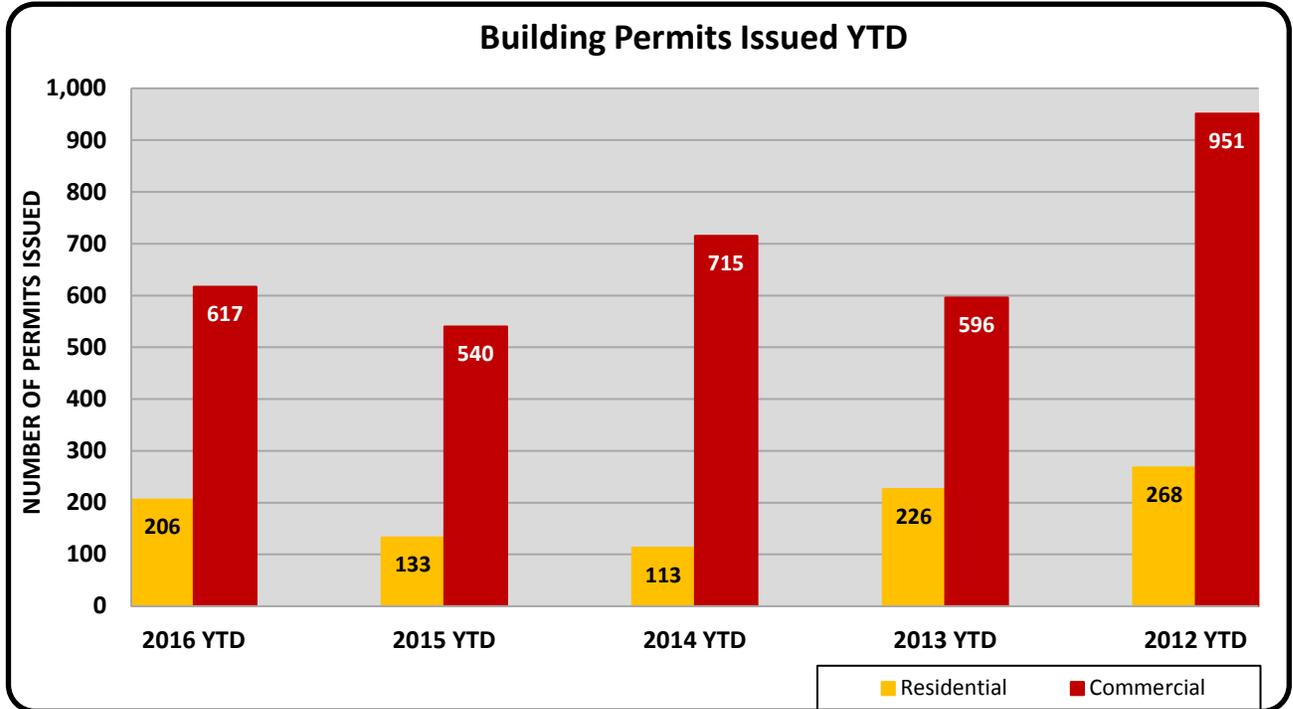


FIGURE 2-3

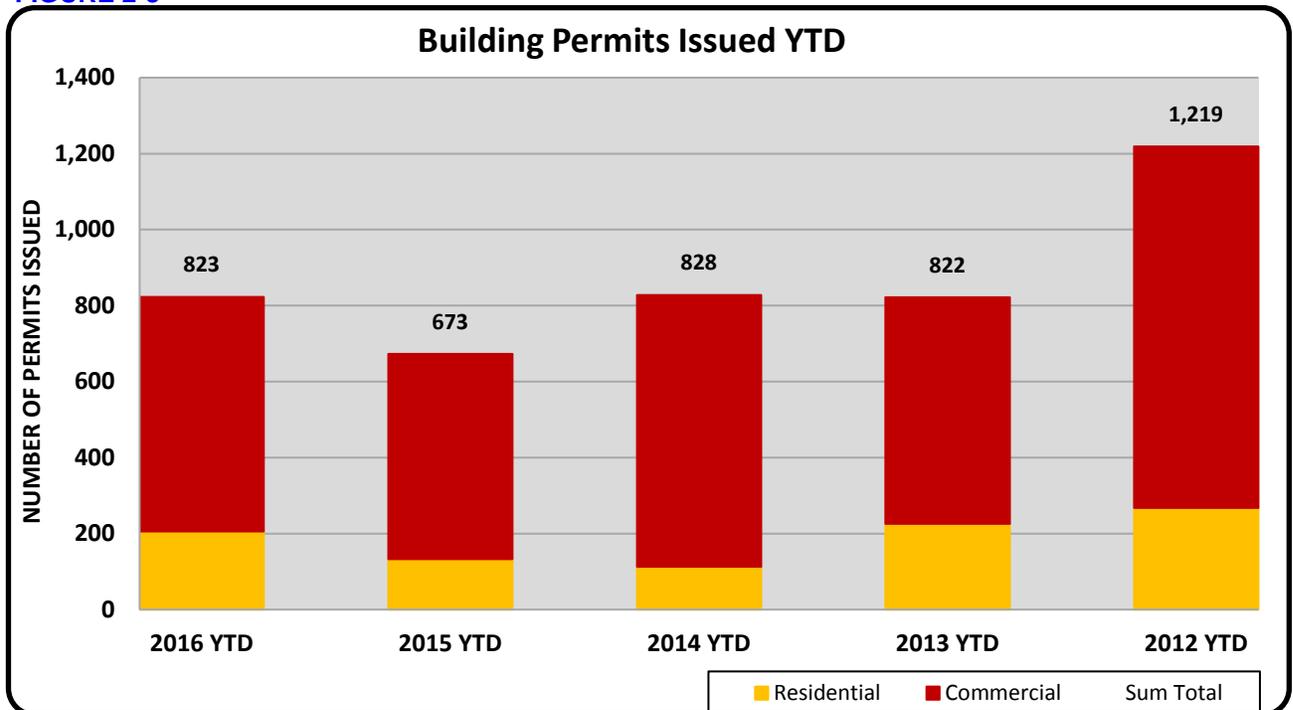




FIGURE 2-4

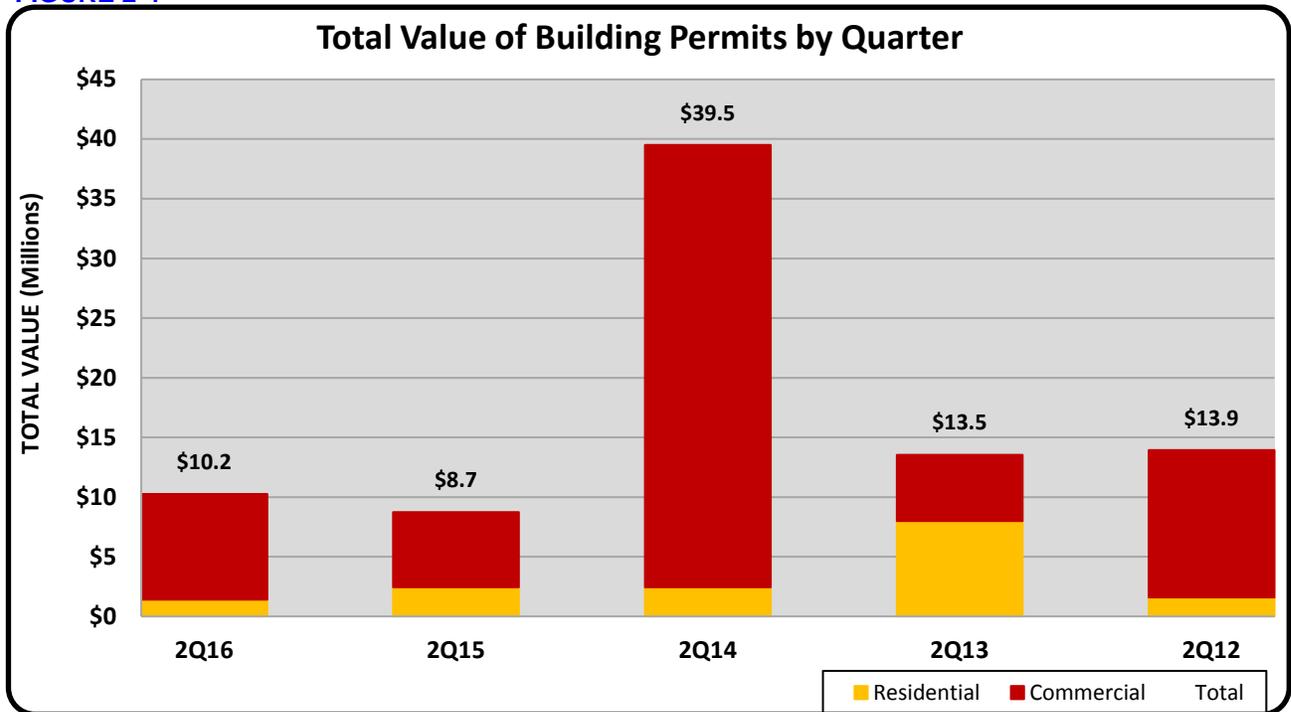


FIGURE 2-5

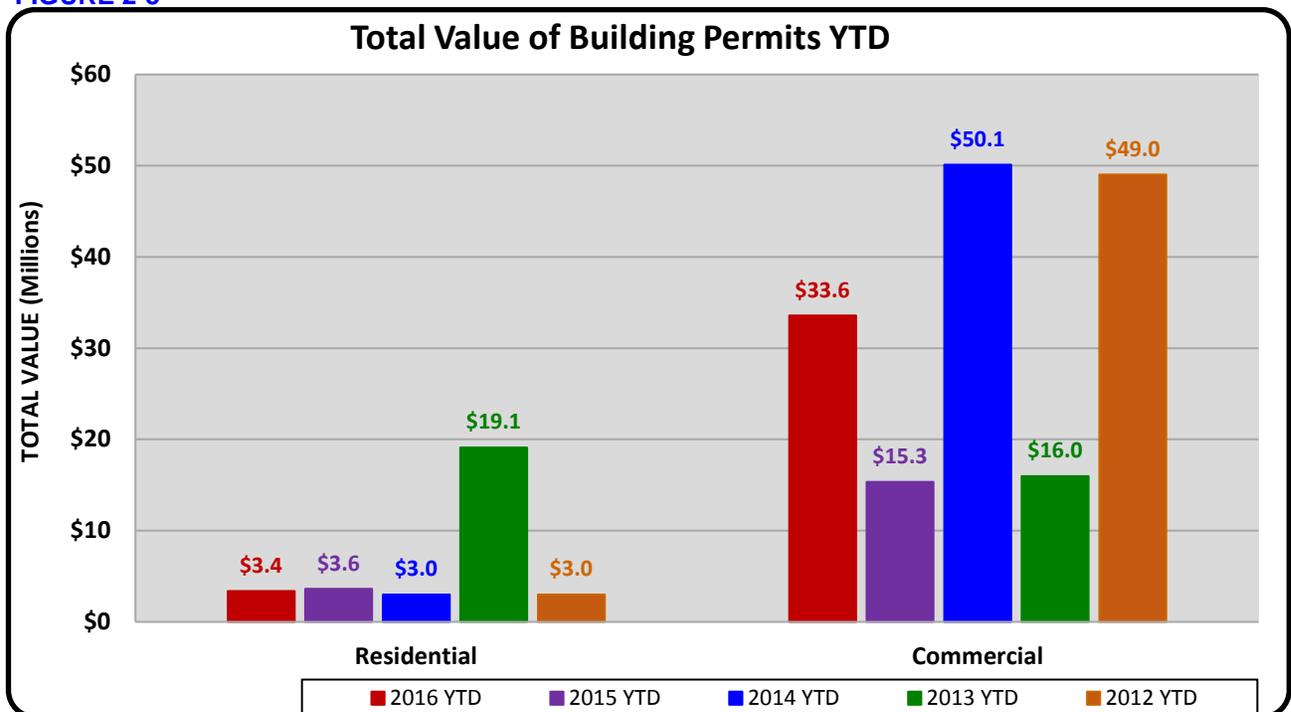




FIGURE 2-6

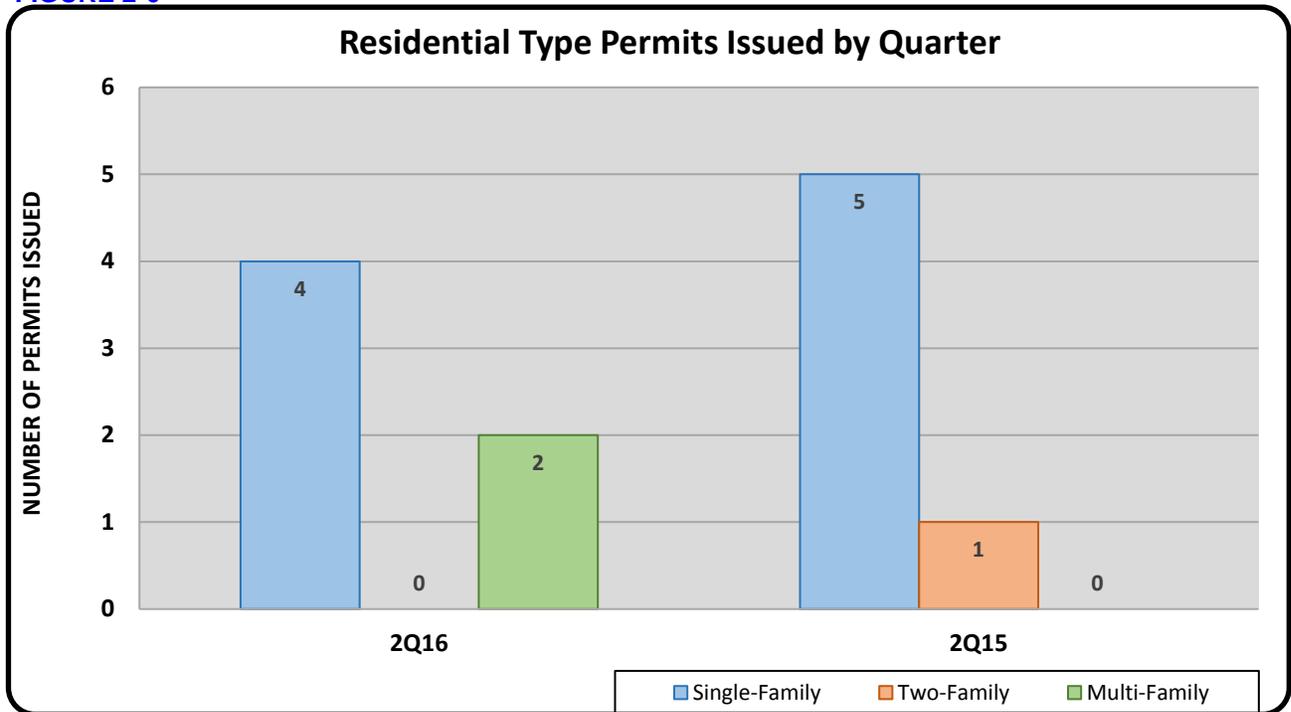


FIGURE 2-7

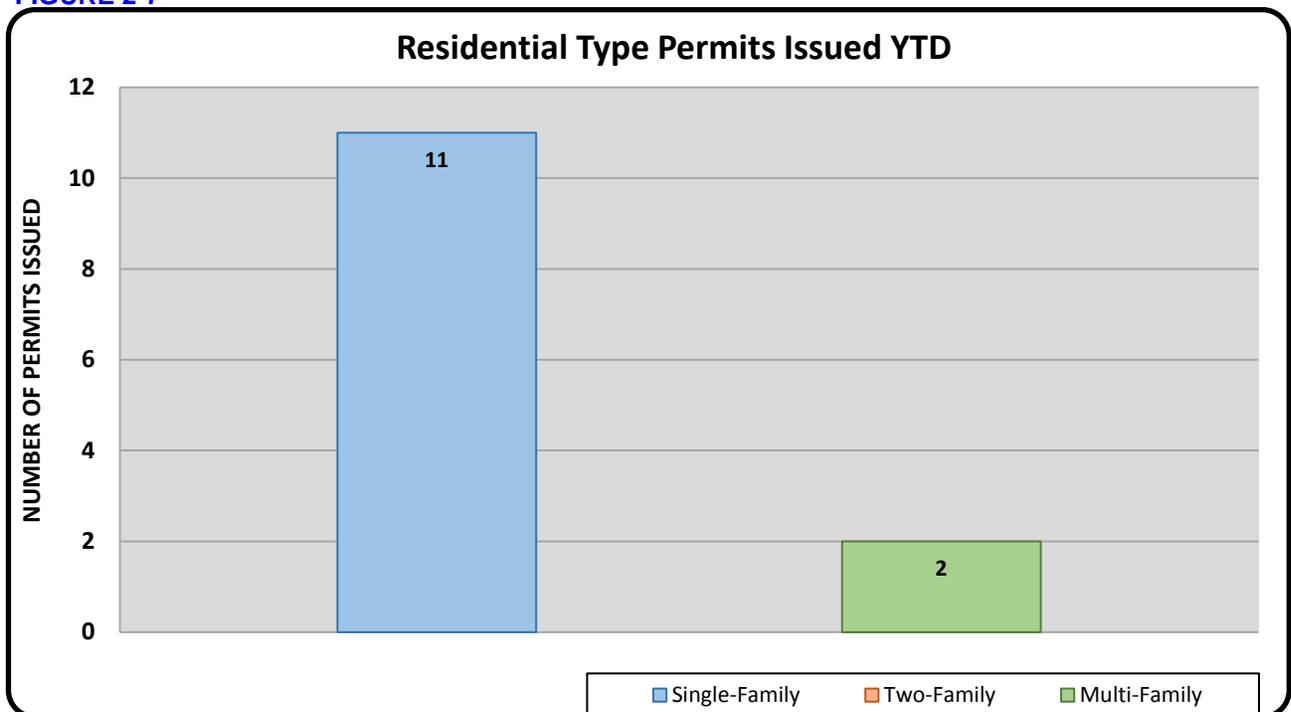




FIGURE 2-8

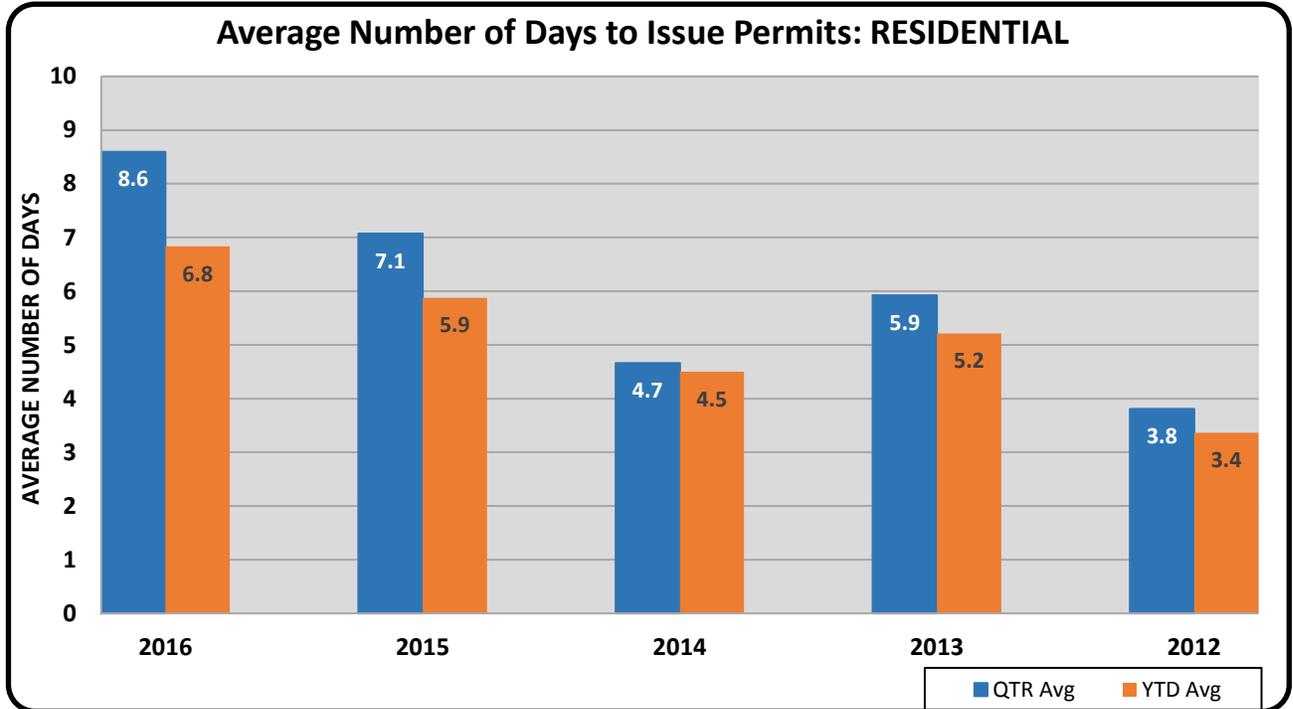


FIGURE 2-9

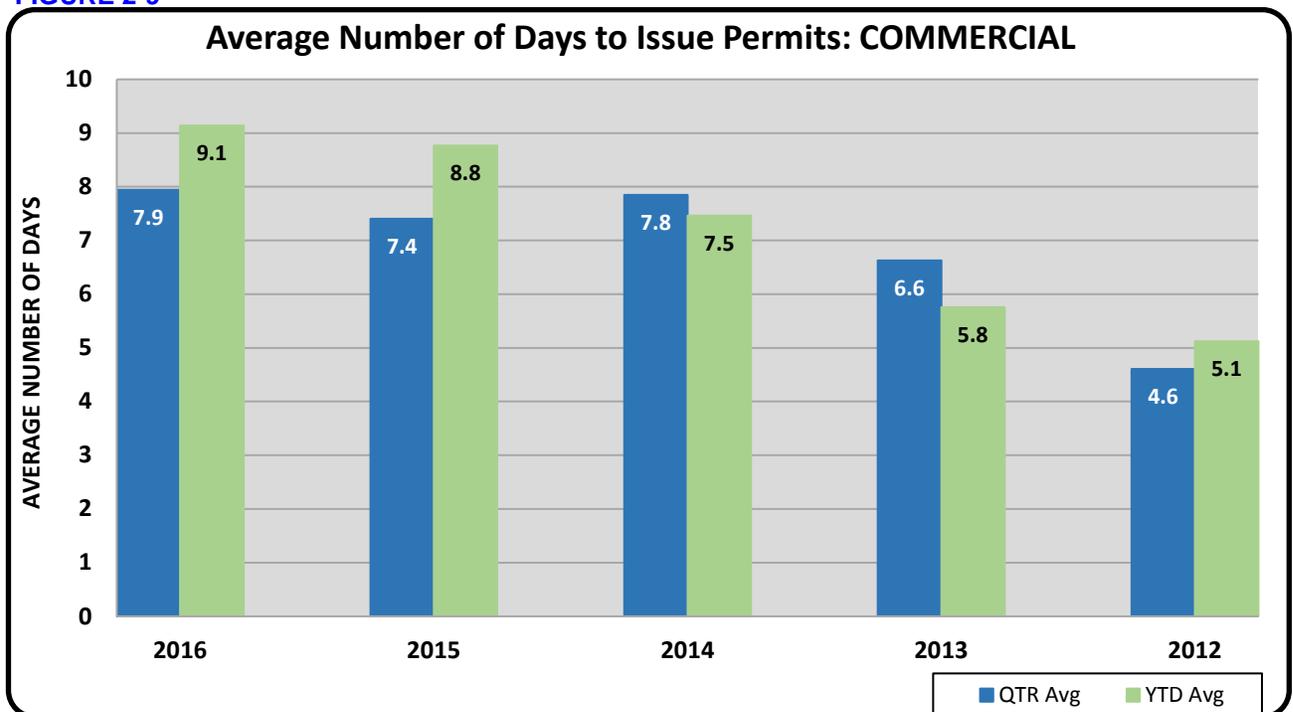




FIGURE 2-10

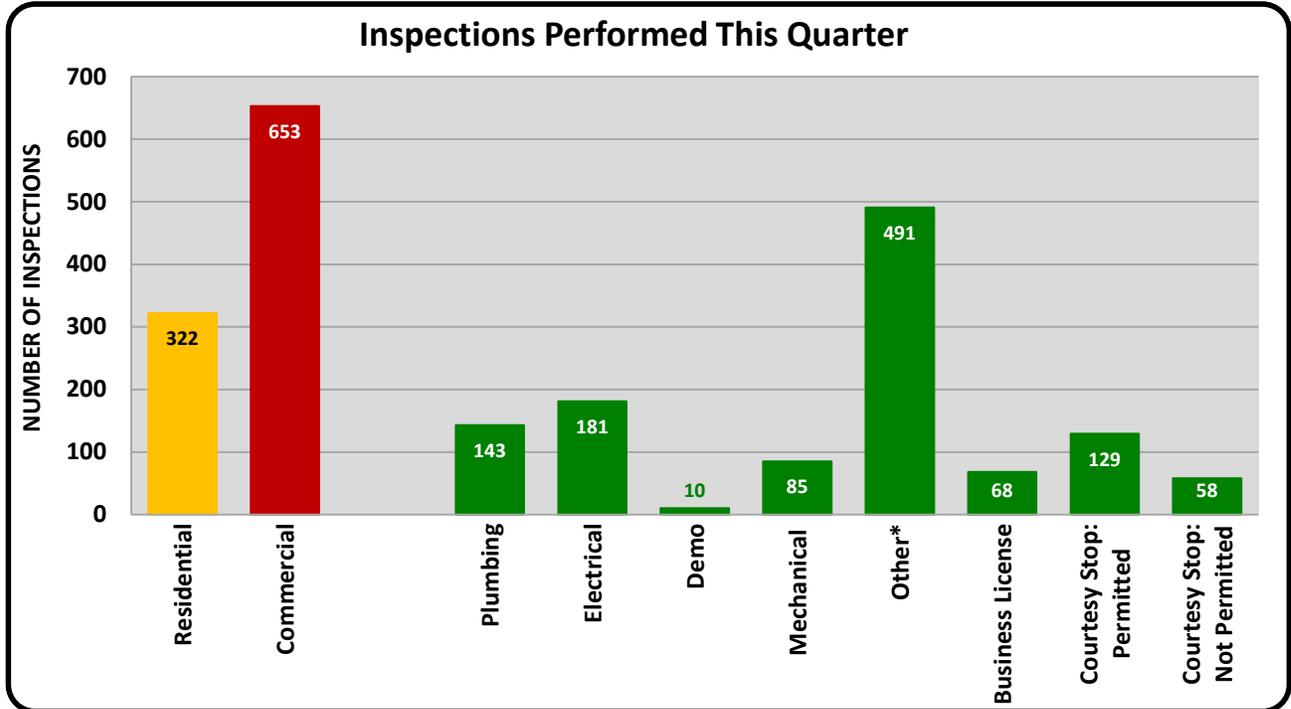
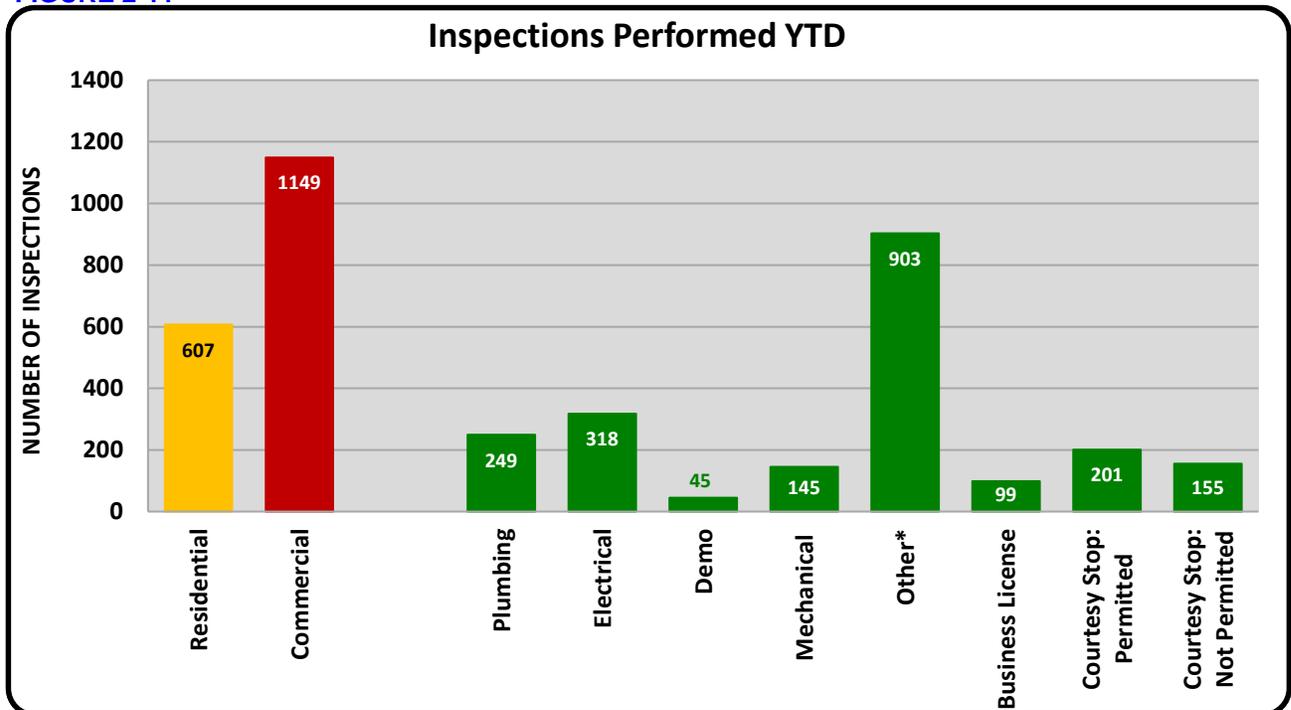


FIGURE 2-11



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



QUARTERLY STATUS REPORT

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TABLE 2-1: 2Q16 Building Permits for Commercial Construction Valued Over \$10,000

Type	Business	Address	Estimated Value
Building	Cox Learning Center	1192 Bird Rd	\$ 1,200,000
Building	Branson Mountain Coaster	935 State Hwy 165	\$ 1,000,000
Building	Ballparks of America BD 12 - Infill	1000 Pat Nash Dr BD 12	\$ 950,000
Building	Branson Hot Tubs & Pools	491 Branson Landing Blvd	\$ 600,000
Building	B.A.T. Boys Building	570 Gretna Rd	\$ 450,000
Demolition	Oak Ridge Boys Theater Demo	464 State Hwy 248	\$ 347,789
Building	Branson Mountain Adventure	935 State Hwy 165	\$ 300,000
Building	Ferris Wheel	3345 W State Hwy 76	\$ 289,000
Landscape	Bigfoot on the Strip	3608 W State Hwy 76	\$ 225,000
Building	Ballparks of America Welcome Center	1000 Pat Nash Dr BD 9	\$ 205,000
Building	Cox - Women's Center Phase 2	525 Branson Landing Blvd ste 404	\$ 200,000
Building	Walmart	2050 W State Hwy 76	\$ 167,000
Building	Bigfoot on the Strip	3608 W State Hwy 76	\$ 150,000
Building	Vera Bradley	300 Tanger Blvd 222	\$ 135,000
Building	Woodland Hills #2	2115 Bird Rd 9	\$ 125,000
Building	Woodland Hills #1	2115 Bird Rd 8	\$ 125,000
Building	Cox Cardio Clinic Remodel	1150 State Hwy 248	\$ 120,000
Building	Verizon Wireless New Tower	4802 Fall Creek Rd	\$ 100,000
Building	Western Adventure Mini Golf	200 S Wildwood Dr	\$ 100,000
Building	Target Paving	1200 Branson Hills Pkwy	\$ 99,500
Building	Rockport	300 Tanger Blvd Ste 220	\$ 90,000
Building	First Presbyterian Solar Project	420 W Main St	\$ 81,000
Building	Taneyhills Community Library	200 S Fourth St	\$ 80,000
Building	First Presbyterian Church	420 W Main St	\$ 80,000
Building	Earls Family Properties	225 Violyn Dr	\$ 76,000
Building	Holiday Inn Express	1970 W State Hwy 76	\$ 75,000
Building	Branson Bank	1501 State Hwy 248	\$ 62,000
Building	Amish Country Store	3100 Gretna Rd	\$ 60,750
Building	Fuentes Solar Project	3292 Shepherd of the Hills Expy	\$ 57,160
Building	Color Nail & Spa	490 Branson Landing Blvd Ste 303	\$ 50,000
Mechanical	Adventure Mini Golf	200 S Wildwood Dr	\$ 50,000
Building	Track IV Parking	3309 W State Hwy 76	\$ 48,000
Building	Davis Condo	343 Wimbledon Dr #1	\$ 46,000
Building	Journeys	803 Branson Landing	\$ 44,200
Building	Spinnaker Resorts	700 Blue Meadows Rd	\$ 40,000
Demolition	Morris Property Demo	1756 W State Hwy 76	\$ 39,000
Building	AT&T Upgrade	1835 W State Hwy 76	\$ 38,000
Building	Ballparks of America BD 4 Prep Demo	1000 Pat Nash Dr 04	\$ 37,000
Paving	Fall Creek Condo's	1 Fall Creek Dr	\$ 34,663
Demolition	First Assembly of God	600 W Main St	\$ 25,000
Building	EFIS Repair	1494 State Hwy 248	\$ 24,000
Mechanical	Radisson Hotel HVAC	120 S Wildwood Dr	\$ 23,408
Building	Branson Bible Church	533 Branson Landing Blvd	\$ 22,000



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TABLE 2-2: 1Q16 Building Permits for Commercial Construction Valued Over \$10,000

Type	Business	Address	Estimated Value
Building	Ballparks of America	1000 Pat Nash Dr	\$ 6,400,000
Building	Fritz's Adventure	1425 W State Hwy 76	\$ 4,000,000
Building	Ballparks of America	1000 Pat Nash Dr BD 14	\$ 1,817,300
Landscape	Ballparks of Branson, LLC	1000 Pat Nash Dr	\$ 1,582,000
Building	Preserve Apartments	164 Preserve Dr Bldg G	\$ 1,552,000
Building	Westgate Branson Woods	2401 Waterfall Rd	\$ 1,485,000
Building	Lift Station 21	240 Illinois St	\$ 1,400,000
Building	Jesus Was Homeless	310 Gretna Rd	\$ 900,000
Building	Hwy 76 Office/Retail Building White Box	907 W Main St	\$ 800,000
Building	Nike Factory Store	300 Tanger Blvd 460	\$ 450,000
Mechanical	Branson Junior High HVAC	263 Buccaneer Blvd	\$ 400,000
Building	Downtown Streetscape Restroom	114 W Pacific St	\$ 300,000
Building	Tanger Outlets Common Area C	300 Tanger Blvd	\$ 225,000
Building	Cox Roark Parking Addition	200 Roark Creek Rd	\$ 200,000
Building	Maurices	300 Tanger Blvd 108	\$ 200,000
Building	Pie Five Pizza Company	482 Branson Landing Blvd Ste 103	\$ 180,000
Building	Reebok Renovation	300 Tanger Blvd 224	\$ 175,000
Building	GH Bass & Co	300 Tanger Blvd Ste 107	\$ 155,994
Building	Therapy Pool Replcement	121 Cahill Rd	\$ 125,000
Building	Cox Branson Suite 312 Renovations	525 Branson Landing Blvd Ste #312	\$ 120,000
Building	White Water Taco Stand	3505 W State Hwy 76	\$ 120,000
Building	AAA Self Storage Inns	673 Aaron Way	\$ 119,808
Building	Branson Junior High Reroof	263 Buccaneer Blvd	\$ 107,039
Building	Main Street Marina Relocation	9 S Boardwalk	\$ 100,000
Building	Walgreen's Reroof	101 E Main St	\$ 87,101
Building	Tanger Outlets	300 Tanger Blvd Ste 107A	\$ 76,925
Building	Britton Building Renovations	547 Branson Landing Blvd	\$ 60,000
Building	Fall Creek Patio Enclosure	78 Anglers Pointe Dr	\$ 55,000
Building	Ballparks of America BD 14 Prep Demo	1000 Pat Nash Dr BD 14	\$ 54,000
Building	Mooney Condo Flood Repair	343 Wimbledon Unit #2	\$ 51,846
Building	Baymont Inn	1000 W Main St	\$ 50,000
Building	FBC Storage Addition	400 S Sunshine	\$ 50,000
Building	Marshall Condo Flood Repair	343 Wimbledon Unit #3	\$ 47,000
Building	Tenney Condo	343 Wimbledon Dr #1	\$ 46,000
Building	IMAX Seating Remodel	3562 Shepherd of the Hills Expy	\$ 45,000
Building	Kohl's Beauty Dept Remodel	1001 Branson Hills Pkwy	\$ 40,168
Demolition	Ballparks of America BD 11 Demo	1000 Pat Nash Dr BD 11	\$ 40,000
Demolition	Ballparks of America BD 15 Demo	1000 Pat Nash Dr BD 15	\$ 40,000
Building	The Suites at Fall Creek	249 Plantation Circle	\$ 40,000
Building	The Suites at Fall Creek	108 Creekside Ct	\$ 40,000
Building	The Suites at Fall Creek	118 Creekside Ct	\$ 40,000
Building	Wyndham Archway Repair	225 Meadow Ridge	\$ 35,000
Building	Ballparks of America BD 12 - Prep Demo	1000 Pat Nash Dr BD 12	\$ 31,500



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Type	Business	Address	Estimated Value
Building	Ferris Wheel (Foundation & Elec Vault)	3345 W State Hwy 76	\$ 30,000
Building	Victorian House	101 W Main St	\$ 30,000
Building	Babba's Burgers Reroof	1412 W State Hwy 76	\$ 30,000
Building	Mansion Theatre Loading Dock	187 Expressway Ln	\$ 30,000
Building	2016 LTE Carrier Add	102 Courtney St	\$ 28,000
Building	Dutton Inn	3454 W State Hwy 76	\$ 26,000
Building	Summit Gas Building	116 Chiefs Court	\$ 25,000
Building	Christopher & Banks	1105 Branson Landing	\$ 25,000
Building	Grand Plaza Boilers	245 N Wildwood Dr	\$ 21,000
Paving	Faith Lutheran Church	221 Malone Dr	\$ 16,667
Paving	Shanghai Theatre	645 S State Hwy 165	\$ 16,000
Building	Grand Country Fun Spot	1945 W State Hwy 76	\$ 15,000
Building	AJ Nails Alterations	1077 Branson Hills Pkwy Ste E	\$ 15,000
Building	Branson Hills Office Infill	186 S Payne Stewart Dr	\$ 15,000
Paving	Palace View Condo	700 Blue Meadows Rd	\$ 14,500
Mechanical	The Escape Branson HVAC Change out	203 S Commercial St	\$ 14,000
Paving	Crown Club Inn	1420 W State Hwy 76	\$ 12,905
Building	BranSubs	4677 Fall Creek Rd	\$ 12,000
Building	AT&T Antenna	293 S State Hwy 165	\$ 12,000
Mechanical	First Baptist Church HVAC	400 S Sunshine	\$ 10,000



SECTION 3: CODE ENFORCEMENT ACTIVITY

ENFORCEMENT SUMMARY

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

- 413 Total Files Opened
- 396 Total Confirmed Violations
- 96% Confirmed Complaints
- 57 Violations Currently Open
- 339 Confirmed Violation Files Closed
- 86% Closure Rate for Confirmed Violations
- 49% of Closed Complaints Resolved Verbally*
- 33% of Closed Complaints Resolved via Courtesy Notice*
- 18% of Closed Complaints Resolved via Notice & Order*
- 0% of Closed Complaints Resolved via Citation*

(*excludes mow violations)

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

Violation		2016		2015		2014		2013		2012
		Number of Files	Change Prior Yr	Number of Files						
Weeds	opened	165	-2%	169	-9%	185	30%	142	54%	92
	closed	146	-3%	150	-9%	164	43%	115	31%	88
Signs	opened	85	-13%	98	-10%	109	17%	93	-6%	99
	closed	80	-13%	92	-9%	101	23%	82	-15%	97
Trash / Rubbish	opened	46	0%	46	-18%	56	-15%	66	43%	46
	closed	42	17%	36	-18%	44	-21%	56	40%	40
Vehicles	opened	12	-57%	28	250%	8	100%	4	-71%	14
	closed	9	-65%	26	225%	8	300%	2	-83%	12
Property Maint.	opened	53	66%	32	39%	23	-15%	27	-25%	36
	closed	34	31%	26	86%	14	-18%	17	-23%	22
Multiple Issues	opened	12	140%	5	67%	3	-57%	7	0%	7
	closed	6	100%	3	200%	1	-86%	7	40%	5
Safety	opened	0		6	0%	6	500%	1	-80%	5
	closed	3	-25%	4	-33%	6	500%	1	-75%	4
Zoning, general	opened	19	-37%	30	-14%	35	59%	22	214%	7
	closed	19	-32%	28	-18%	34	55%	22	214%	7
Building, general	opened	0		0	0%	0		0		0
	closed	0		0	0%	0		0		0
Weekly Rental	opened	0		0		0		0		1
	closed	0		0		0		0		1
TOTALS	opened	392	-5%	414	-3%	425	17%	362	18%	307
	closed	339	-7%	365	-2%	372	23%	302	9%	276



TABLE 3-2: Confirmed Violations by Type and Month

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Weeds			14	38	71	42							165
Signs	9	8	16	12	19	21							85
Trash	7	9	9	8	7	6							46
Safety		1		1	1	1							4
Vehicles		6	1	1		4							12
Nightly / Weekly Rental													0
No Permit													0
Abandon House													0
Multiple	1	4	1	2	2	2							12
Zoning, general	2	5	4	3	1	4							19
Building, general													0
Property Maint., general	4	8	12	7	8	14							53
Total Violations	23	41	57	72	109	94	0	0	0	0	0	0	396

FIGURE 3-1

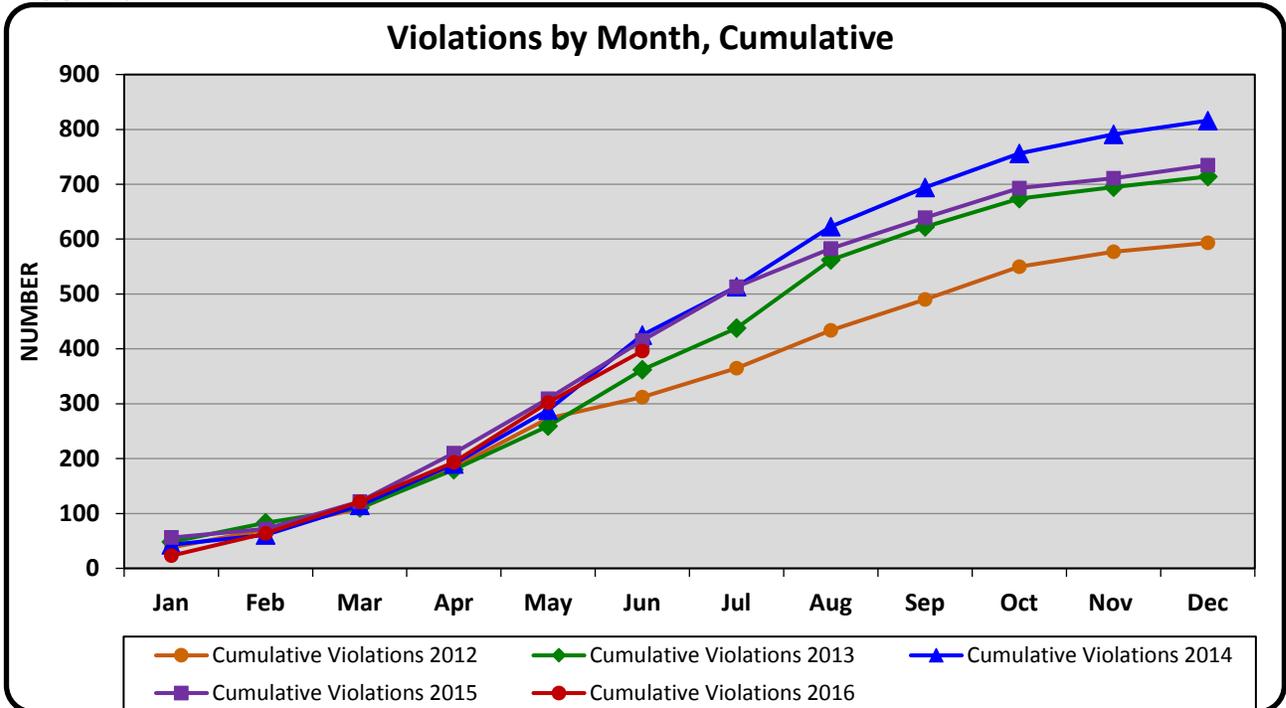




FIGURE 3-2

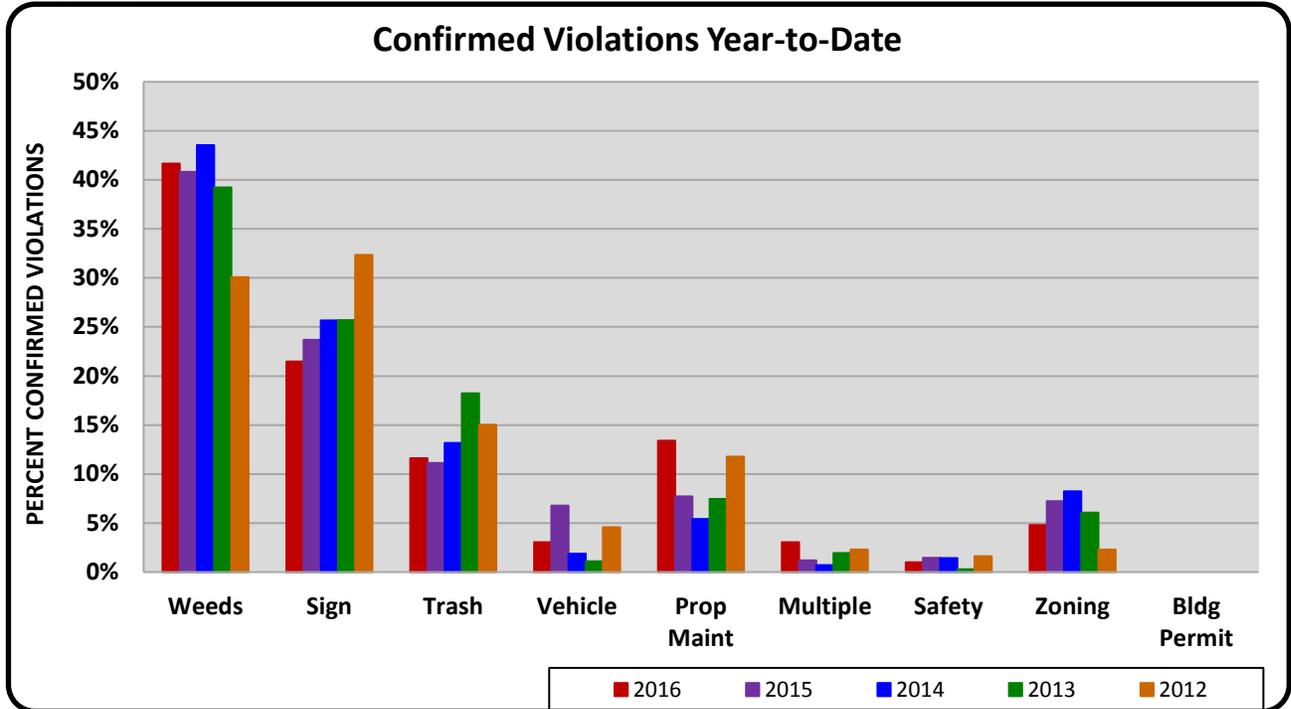


FIGURE 3-3

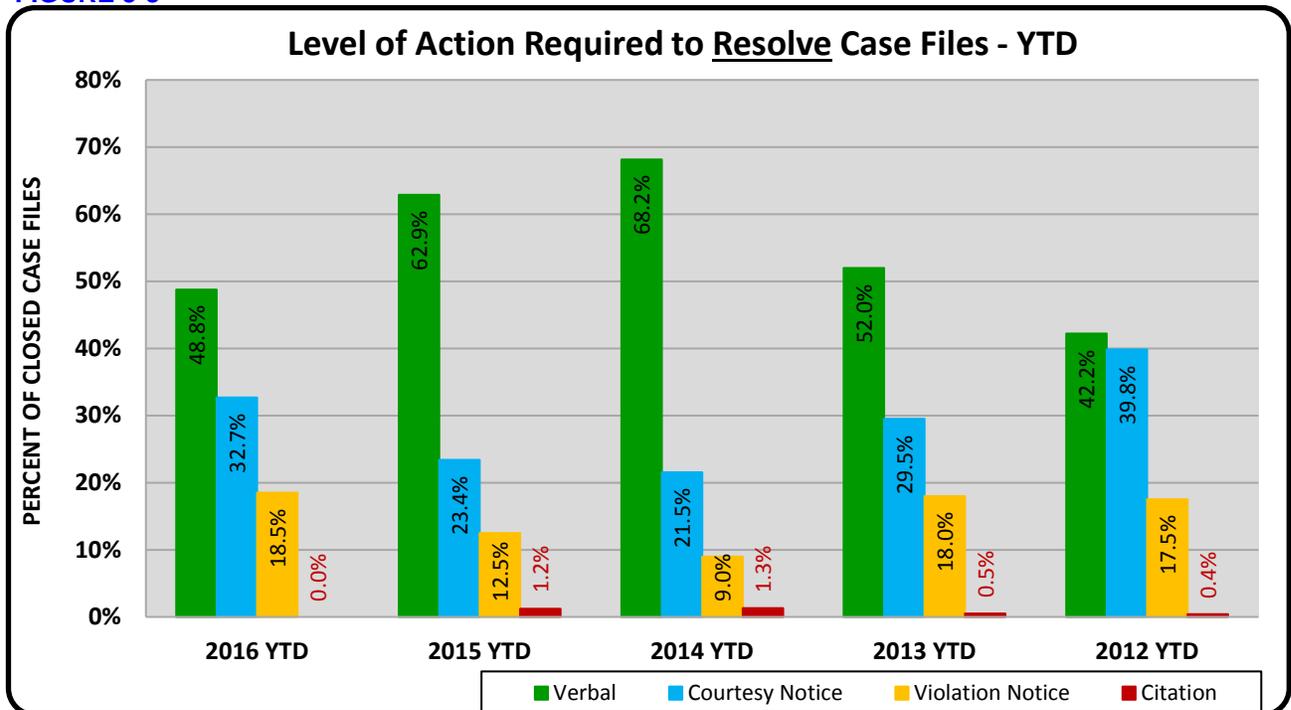


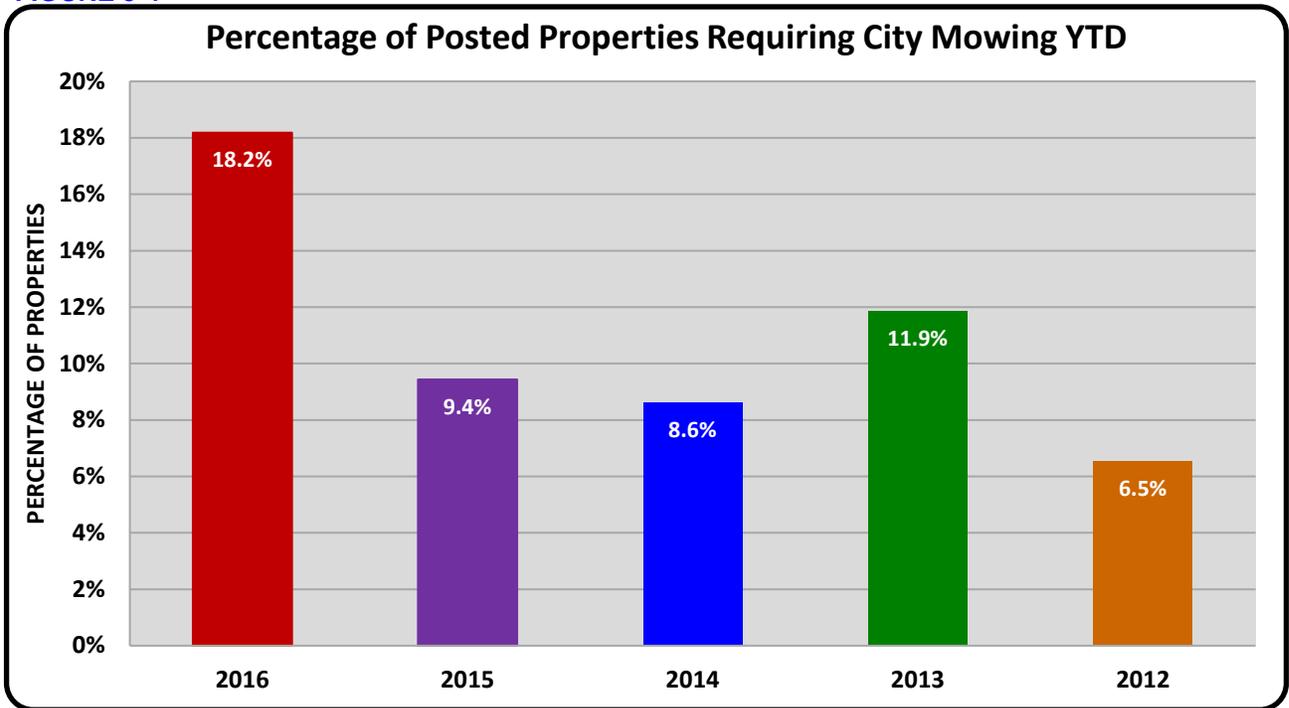


TABLE 3-3: Weed Abatement

Total Weed Violations	165	
No Violation	6	3.6%
No Action Required	0	0.0%
Verbal Request to Mow	18	10.9%
Courtesy Notice Issued	1	0.6%
Notice & Order Issued	95	57.6%
Mowed by City	30	18.2%

RESOLUTION

FIGURE 3-4





QUARTERLY STATUS REPORT

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TABLE 3-4: Citations Issued YTD

Address in Violation	Property Known As	Reason for Violation	Number of Citations Issued
1311 HILLCREST PL #3	Griffith	Multiple	5
3450 W STATE HWY 76	Gateway Inn	Garbage/Rubbish improperly stored / not collected	2
1106 W STATE HWY 76	Branson Plaza Motel	Safety	1
1900 W STATE HWY 76	Branson Villas	Property Maintenance, general	6
730 STATE HWY 165	Midwest Inn	Property Maintenance, general	22
505 GRETNA RD	Rosalee Inn	Property Maintenance, general	5
175 GOLF VIEW DR #1-143	Grand Regency @ Thousand Hills	Multiple	7
245 SCHAEFER DR	Candle Lite Inn/Queen Ann II	Property Maintenance, general	2
3510 W STATE HWY 76	Queen Anne I	Property Maintenance, general	2
2825 GREEN MOUNTAIN DR	Green Mountain Inn	Multiple	9
TOTAL CITATIONS ISSUED YTD			61



TABLE 3-5: Repeat Occurrences by Address (2016)

Property Address	Occurrences
1002 ELM ST	5
1700 W STATE HWY 76	5
2206 W STATE HWY 76	4
3269 SHEPHERD OF THE HILLS EXPWY	4
1004 ELM ST	3
1157 W STATE HWY 76	3
2050 W STATE HWY 76	3
210 S WILDWOOD DR	3
2210 W STATE HWY 76	3
311 VETERANS BLVD	3
315 GRETNA RD	3
3292 SHEPHERD OF THE HILLS EXPWY	3
3522 W STATE HWY 76	3
470 STATE HWY 248	3
600 W MAIN ST	3
707 S SYCAMORE ST	3
975 BRANSON HILLS PKWY	3

TABLE 3-5:
 1002 Elm St. (and 1004 Elm St.) are rental properties with most weed and rubbish violations. Both have the same owners and they have been non-responsive to violation notices. 1700 W. State Hwy 76 is the closed Ramada Inn property with weed, graffiti, and swimming pool violations. 2206 W. State Hwy 76 is the Branson Mall with a number of sign code violations. 3269 SOTH is the closed Quality Inn property (owned by Morris Properties, the same as the Ramada Inn) where we've dealt with weed, rubbish and pool issues.

TABLE 3-6:
 1700 W. State Hwy 76 is the closed Ramada Inn property with weed, graffiti, and swimming pool violations. 1023 W. Main St. is the "Livin' On Main" apartment complex with many violations for a major lack of property maintenance with citations having been issued, and poor living conditions. 1115 W. State Hwy 76 is a ticket sales operation in the old Rapid Robert's building. There have been on-going property maintenance issues with very slow action in them completing the required repairs. 210 S. Wildwood Dr. is the old Knights Inn that has been vacant for several years having on-going weed, graffiti and swimming pool issues.

TABLE 3-6: Repeat Occurrences by Address (2012 - present)

Property Address	Occurrences
1700 W STATE HWY 76	25
1023 W MAIN ST	24
1115 W STATE HWY 76	20
210 S WILDWOOD DR	20
201 JESS-JO PKWY	19
907 W MAIN ST	19
2855 W STATE HWY 76 #101	18
3705 W STATE HWY 76	17
1107 W STATE HWY 76	16
2821 W STATE HWY 76	16
3305 W STATE HWY 76	16
1166 W STATE HWY 76	15
1900 W STATE HWY 76	15
2210 W STATE HWY 76	15
1013 W HIGHLAND ST	14
102 N FIFTH ST #1	14
1117 STATE HWY 165	14
2410 W STATE HWY 76	14
3044 SHEPHERD OF THE HILLS EXPWY	14
915 W MAIN ST	14
1414 W STATE HWY 76	13
2078 BIRD RD #D-2	13
3015 W STATE HWY 76	13
311 VETERANS BLVD	13
3506 W STATE HWY 76	13
416 S BUS 65	13



SECTION 4: CODE ENFORCEMENT PERFORMANCE MEASUREMENTS

FIGURE 4-1

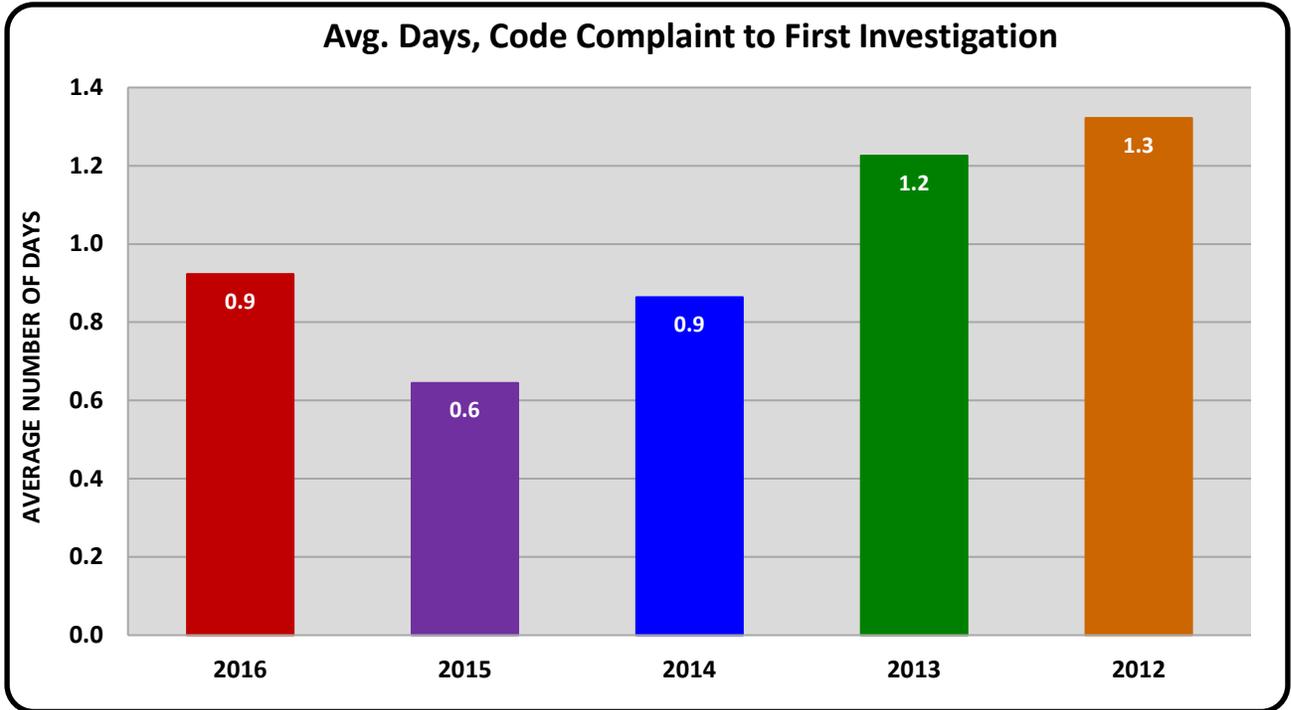


FIGURE 4-2

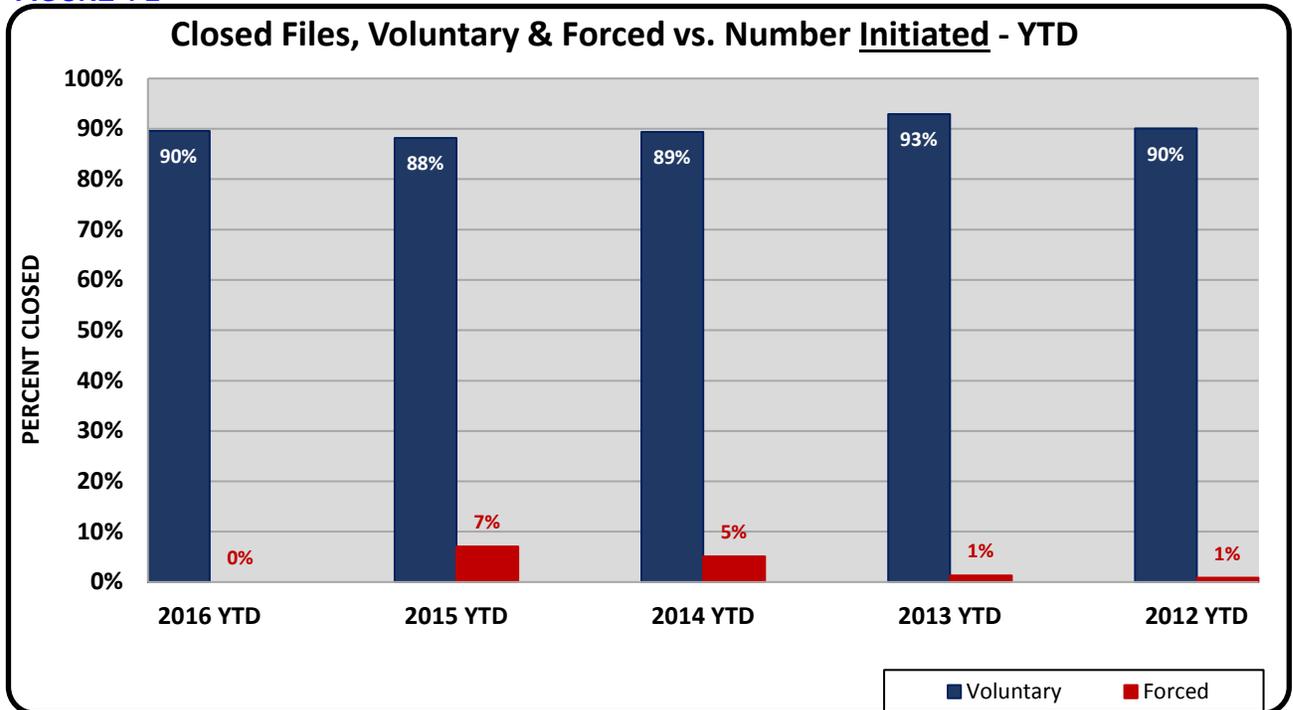




FIGURE 4-3

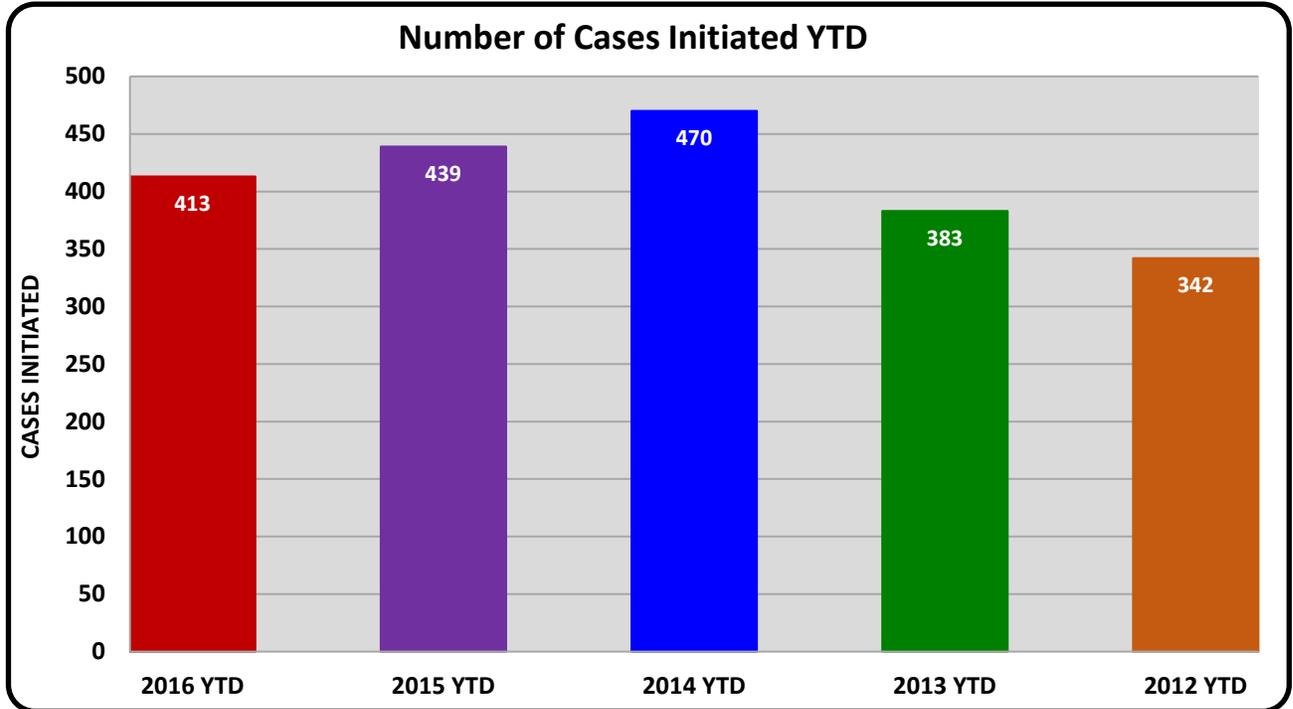
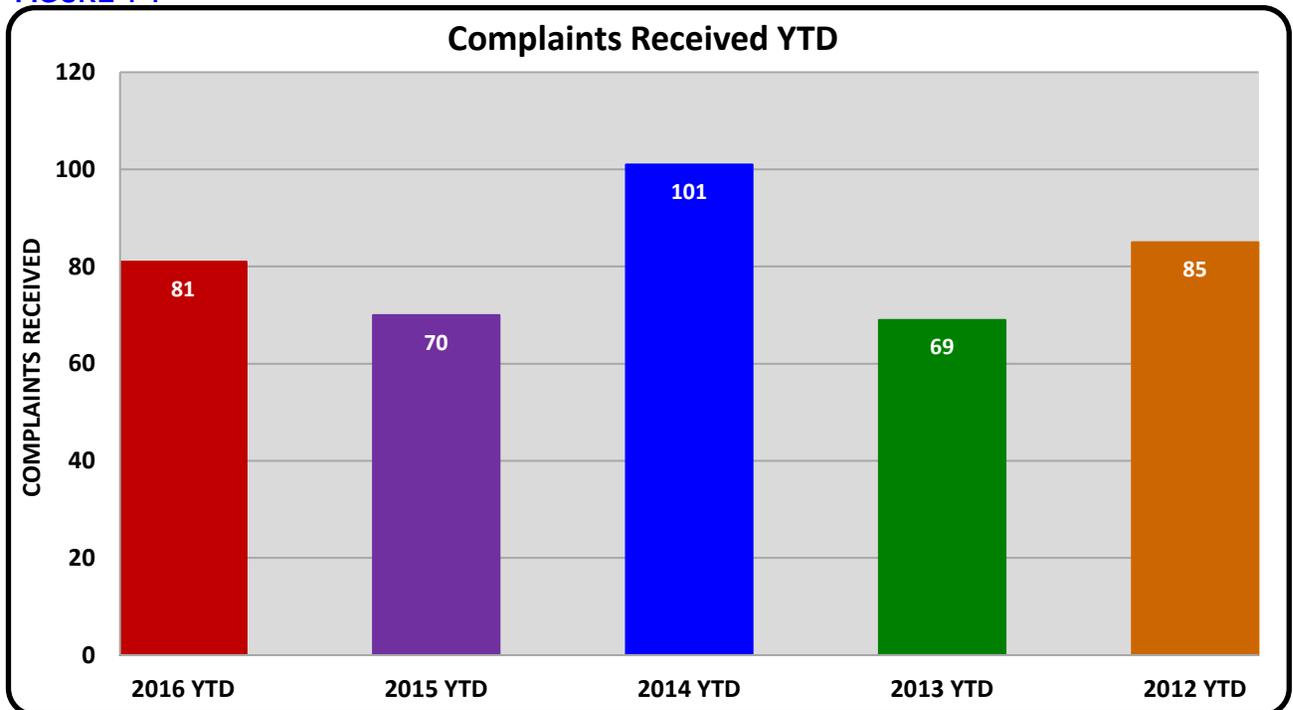


FIGURE 4-4





SECTION 5: SIGN ACTIVITY

TABLE 5-1: Sign Removals (2016)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Garage Sale	4	10	7	39	22	19							101
Real Estate		1			1	2							4
Political			2		9								11
Business Advertisement		1	17	4	4	5							31
Employment / Hiring				1									1
Moving Sale													0
Other	1			1									2
TOTALS	5	12	26	45	36	26	0	0	0	0	0	0	150

FIGURE 5-1

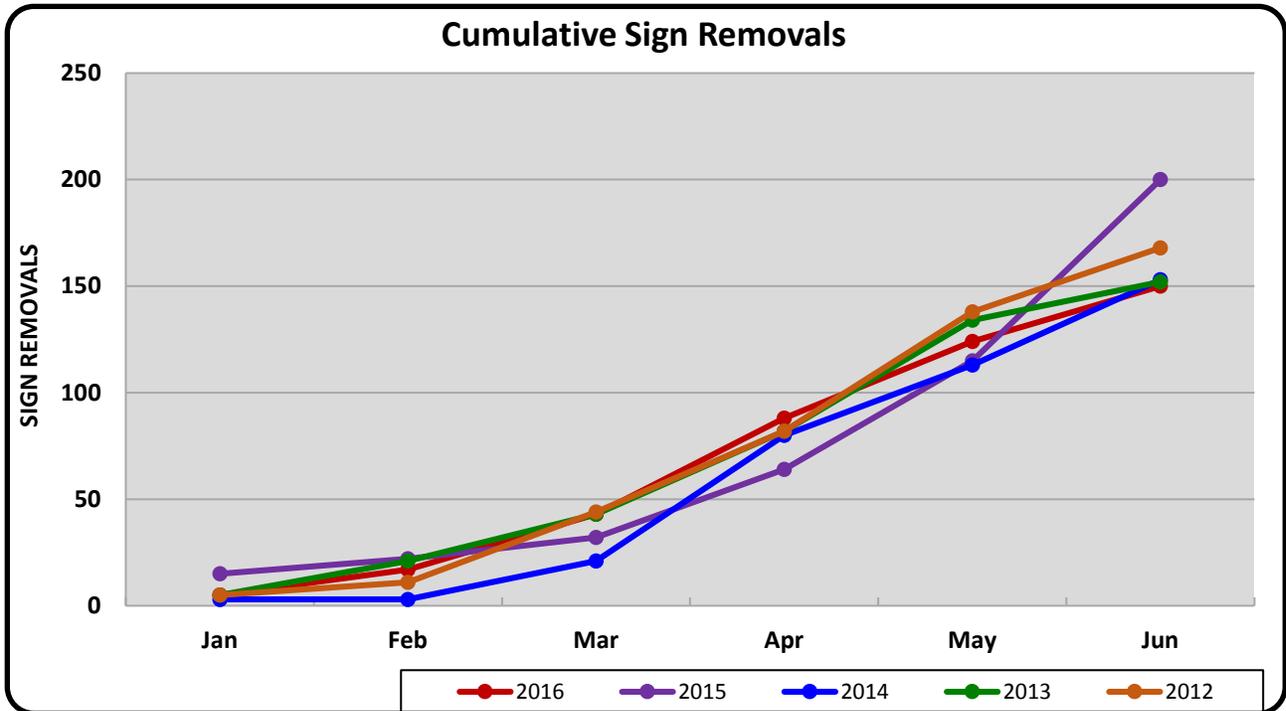




FIGURE 5-2

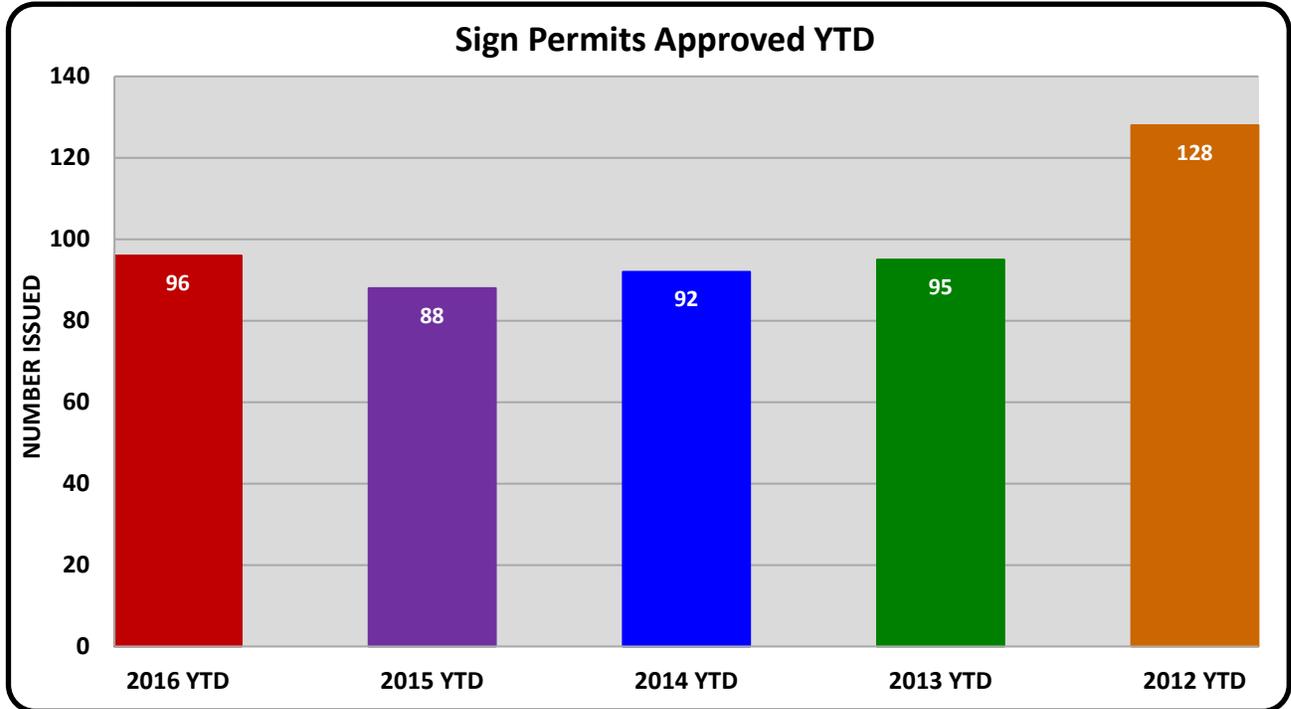


FIGURE 5-3

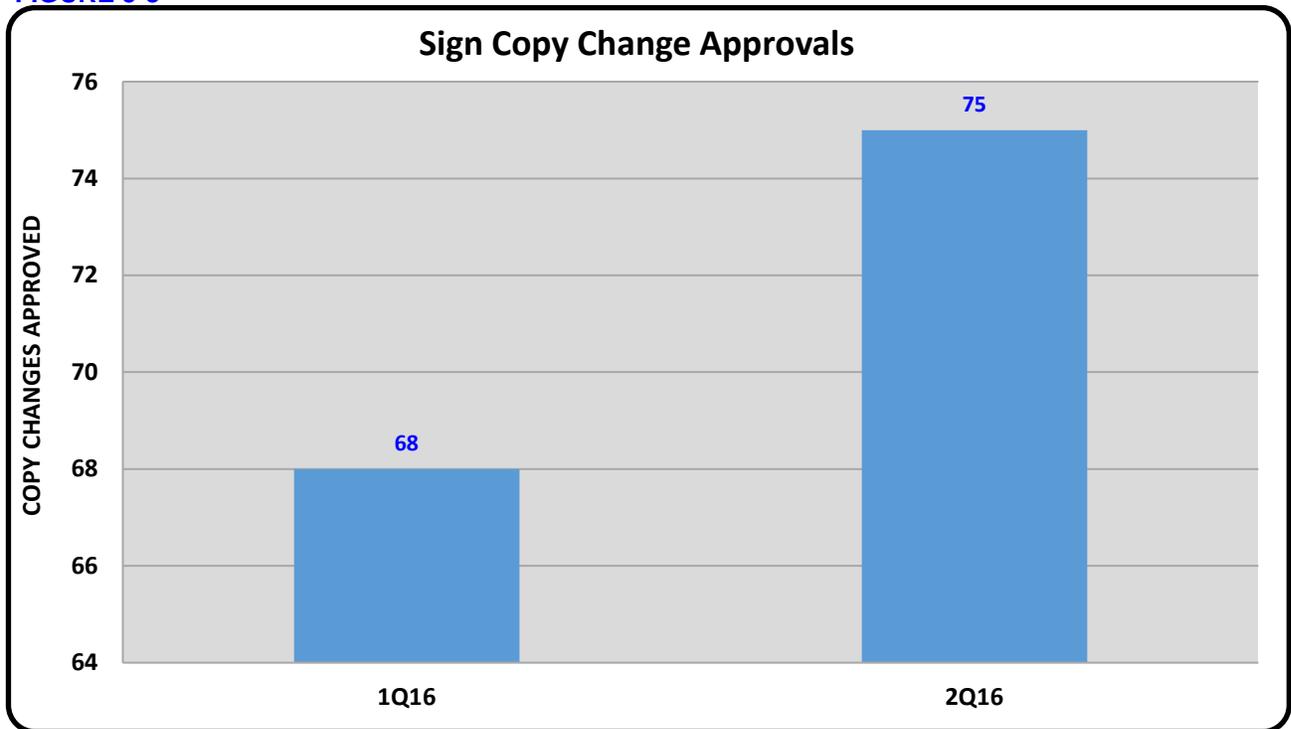




FIGURE 5-4

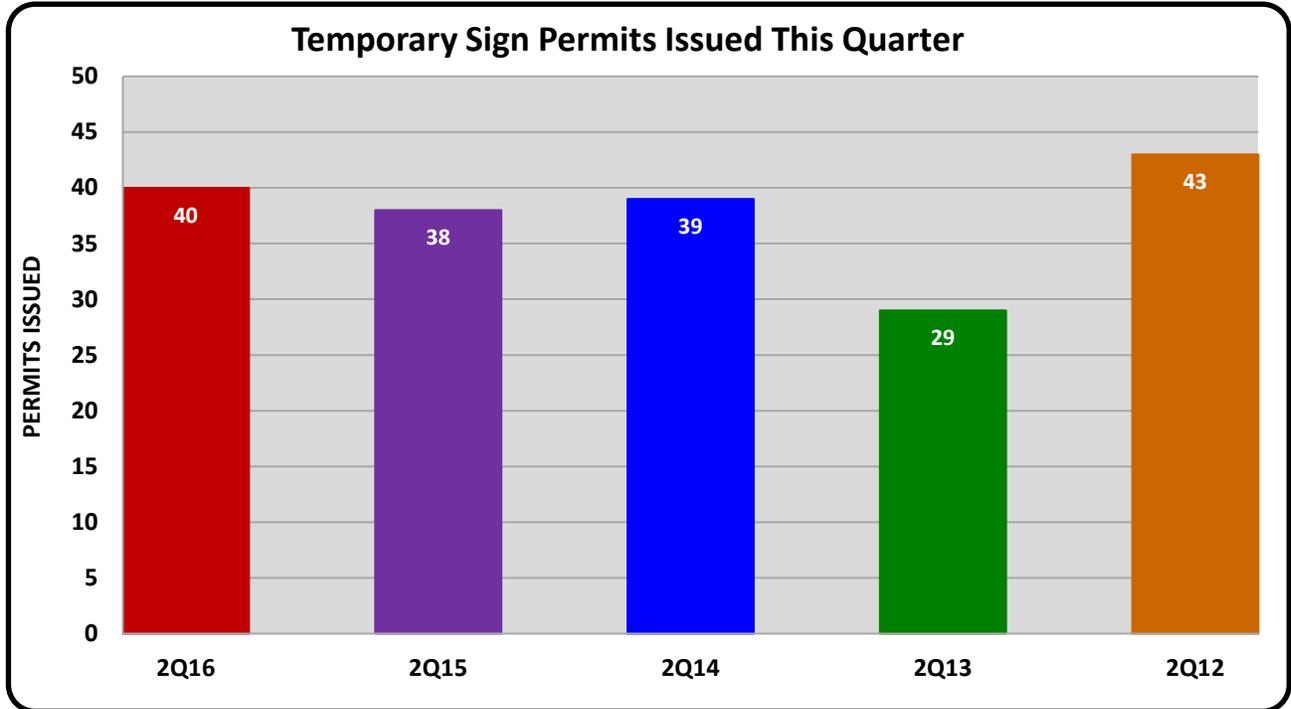
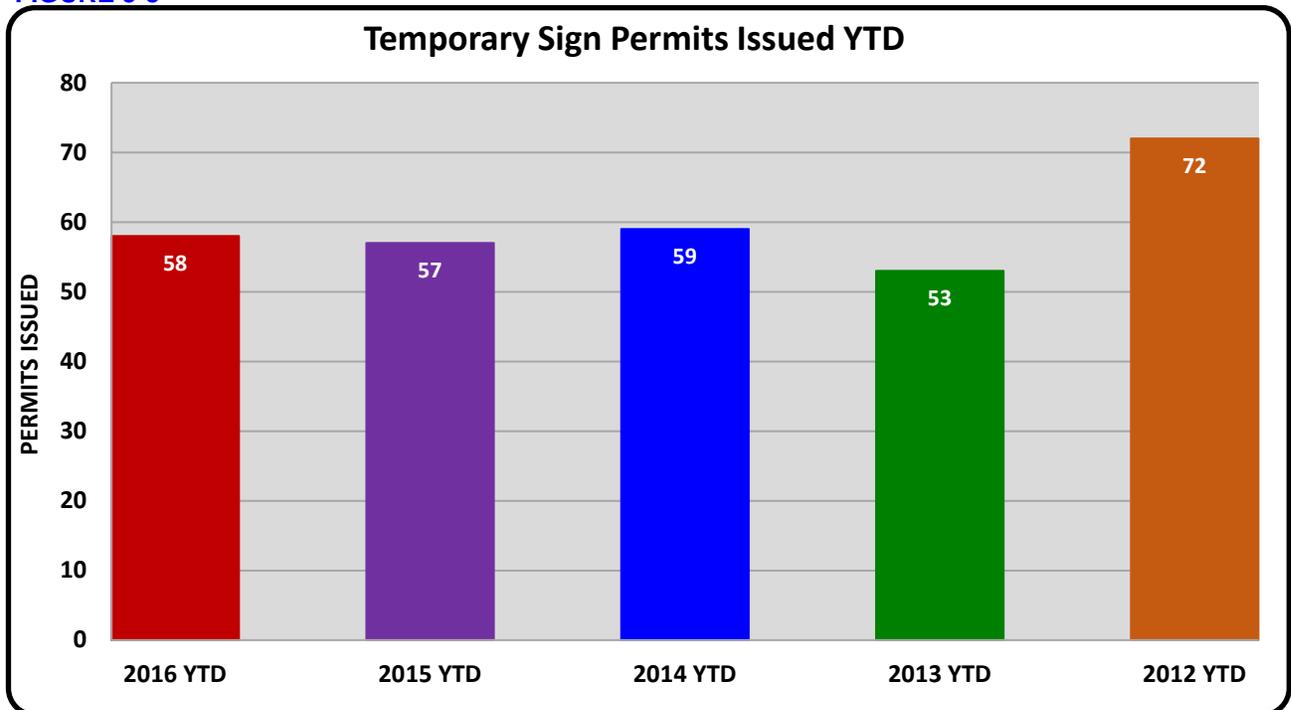


FIGURE 5-5





SECTION 6: PLANNING ACTIVITY

TABLE 6-1: Planning Activity, 2016

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	1									3
Condominium Split	1		1										2
Easement Vacation													0
Final Subdivision Plat													0
Final Subdivision Replat													0
General Application		1											1
Minor Subdivision Replat		2	2		1	1							6
Municipal Code Amendment			1										1
Planned Development			1										1
PD Amendment			1										1
Preliminary Subdivision Plat													0
Preliminary Subdivision Replat													0
Special Events					2	3							5
Special Events - Street Closure			1		1	3							5
Special Permit		1											1
Special Use	1		3		2	1							7
Street Vacation													0
Variance	1				1								2
Zoning Request				1		1							2
Zoning Change				2									2
Tree Removal Requests	2	7	6	13	14	5							47
Open for Business	2	1	2	3	3	3							14
TOTALS	7	13	19	20	24	17							100

FIGURE 6-1

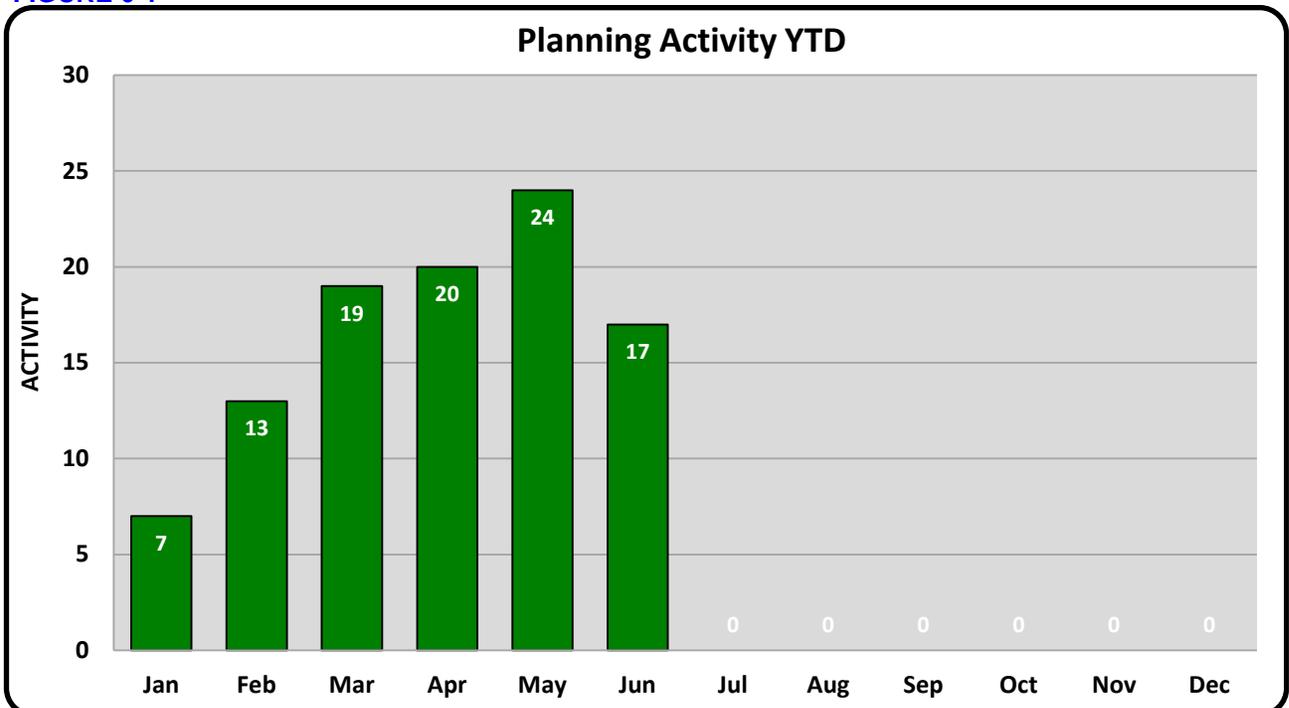




FIGURE 6-2

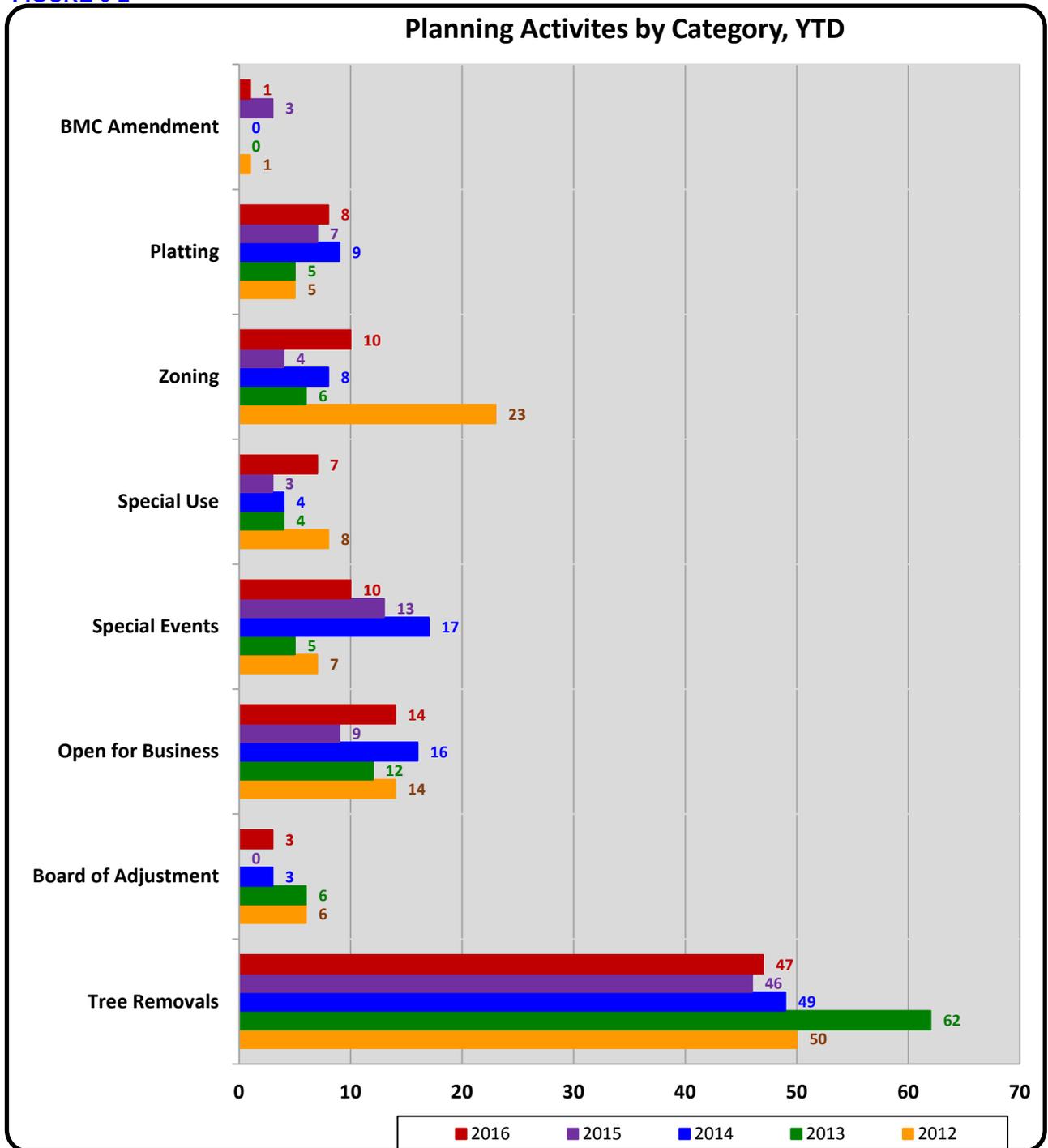
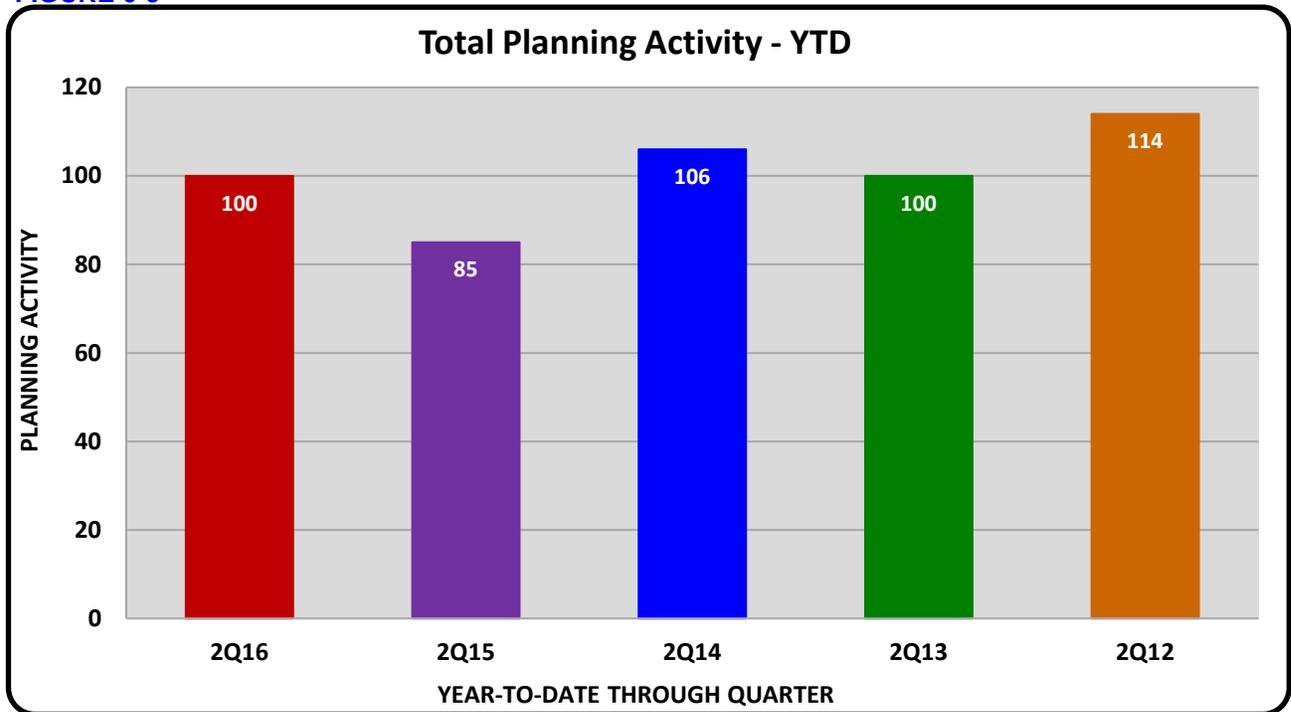




FIGURE 6-3





SECTION 7: PLANNING DEPARTMENT SURVEYS

SURVEY SUMMARY

237 Surveys Issued
 62 Surveys Returned
 26% Return Rate

TABLE 7-1: Survey Question Responses, YTD

Question	Respondent Assessments					
	Excellent	Good	Fair	Poor	Bad	NA*
Explanation of the permit process	81%	13%	3%	2%	0%	2%
Clarity and helpfulness of information received	82%	13%	2%	2%	0%	2%
Timeliness of the permit process	69%	21%	3%	5%	2%	0%
Explanation of the inspection process	64%	25%	0%	2%	0%	8%
Timeliness of inspections performed	72%	17%	2%	0%	0%	9%
Consistency and fairness in applying codes	75%	15%	3%	0%	0%	7%

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

TABLE 7-2: Department Division Performance Assessments, YTD

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