



CITY OF **BRANSON**
Planning & Development

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QUARTERLY STATUS REPORT

FIRST QUARTER 2017
JANUARY through MARCH

Director

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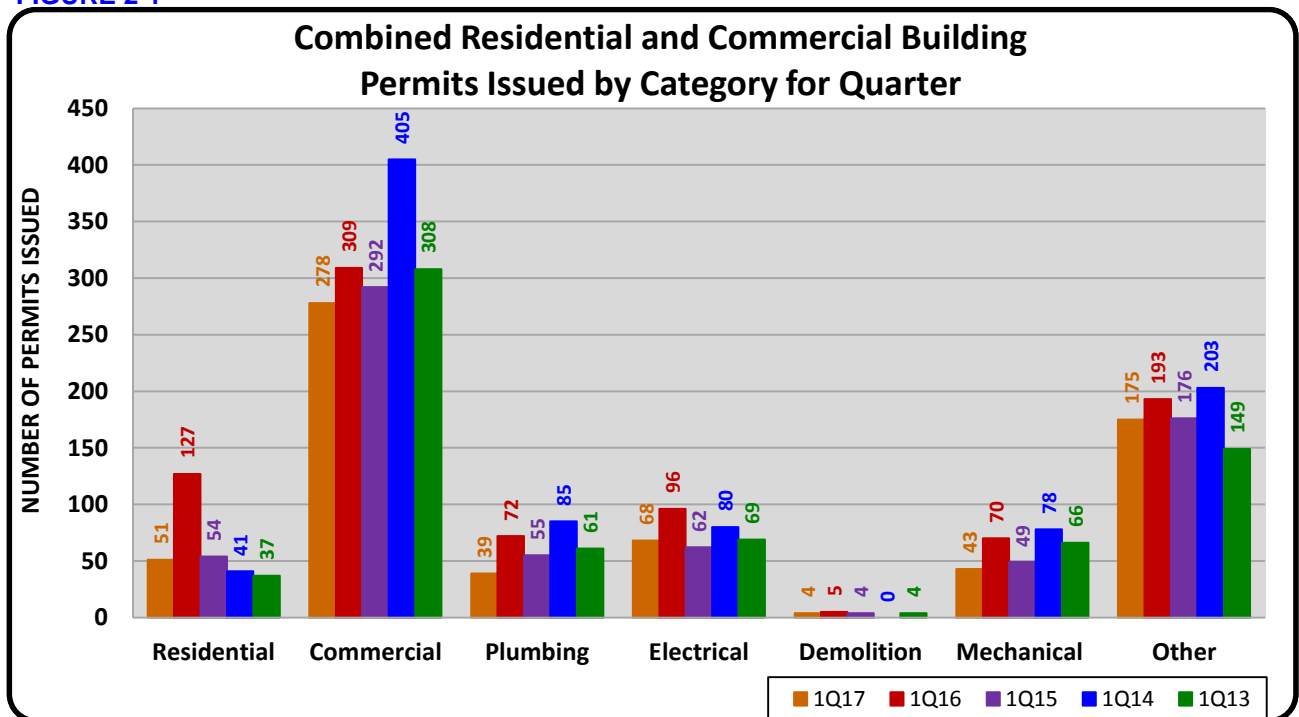
SECTION 1: BUILDING DIVISION ACTIVITY

TABLE 1-1: Building Division Quarterly Status

Activity	1Q17	2Q17	3Q17	4Q17	Total
Working w/o a Permit Assessed	11				11
Plan Reviews Completed	526				526
Projects completed	303				303
Residential Permits Issued	51				51
Commercial Permits Issued	278				278

SECTION 2: BUILDING PERFORMANCE MEASUREMENTS

FIGURE 2-1



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



FIGURE 2-2

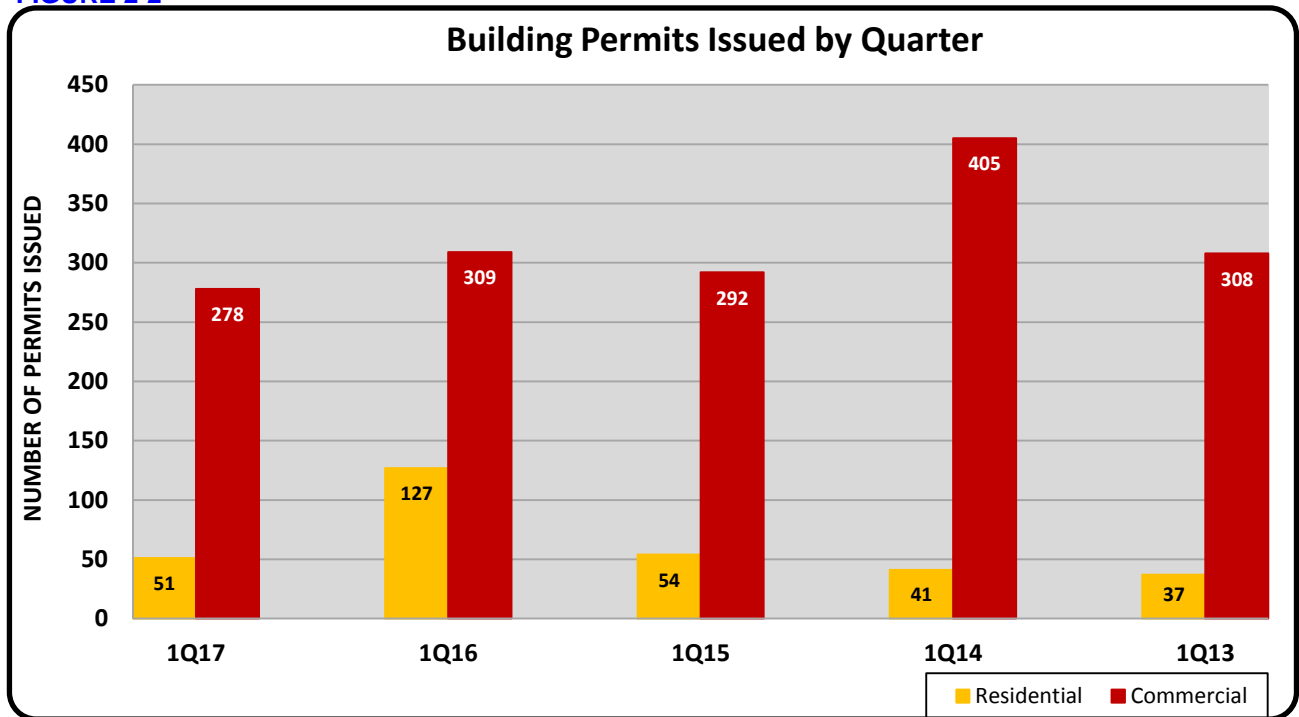


FIGURE 2-3

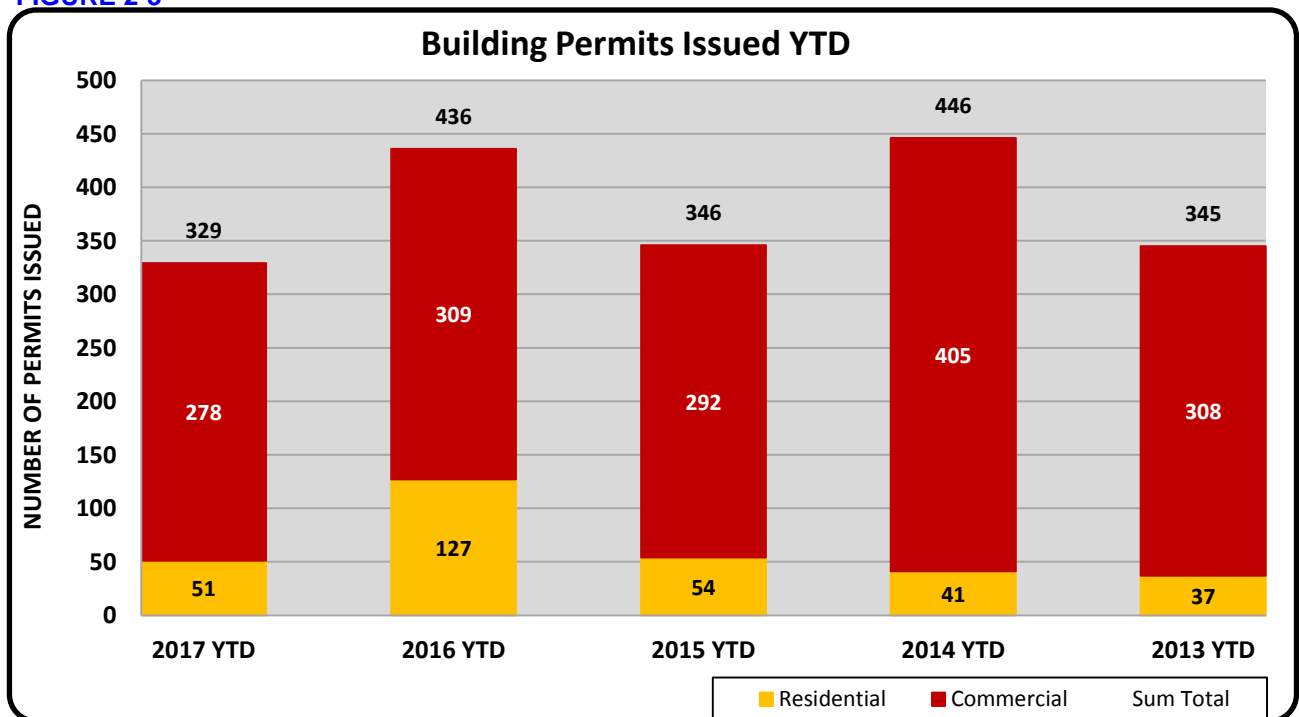




FIGURE 2-4

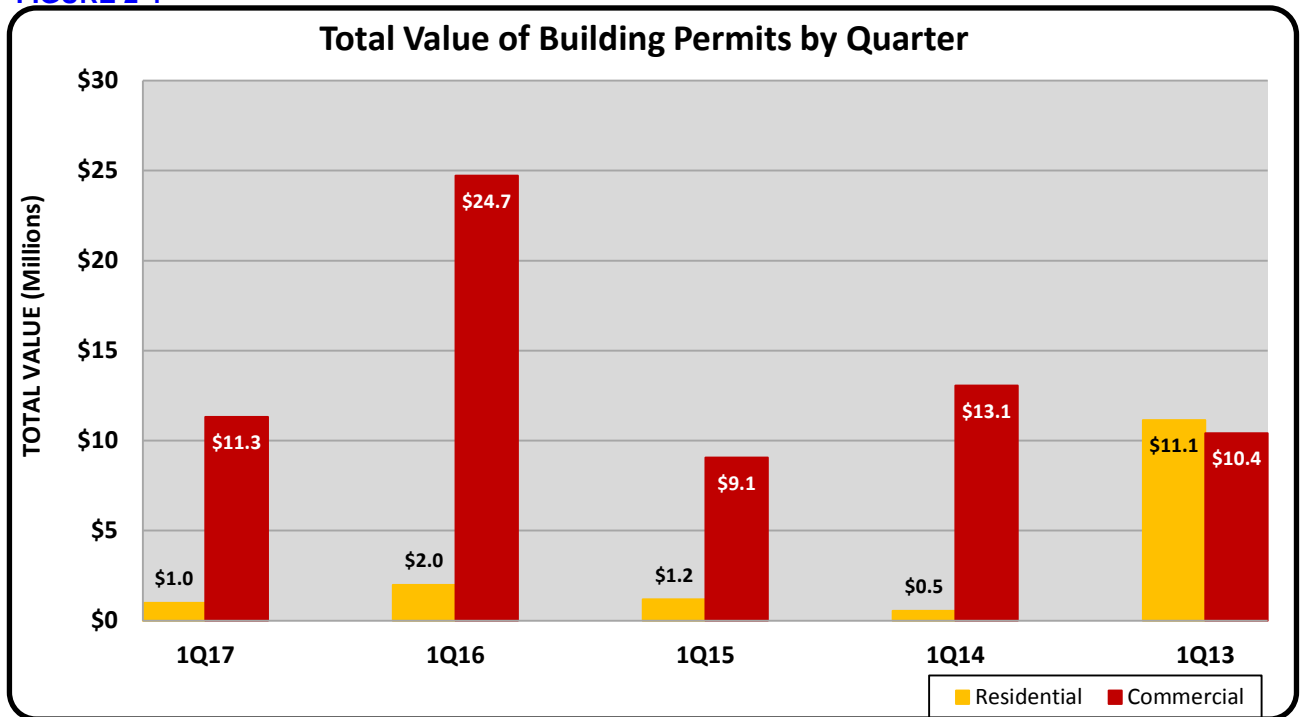


FIGURE 2-5

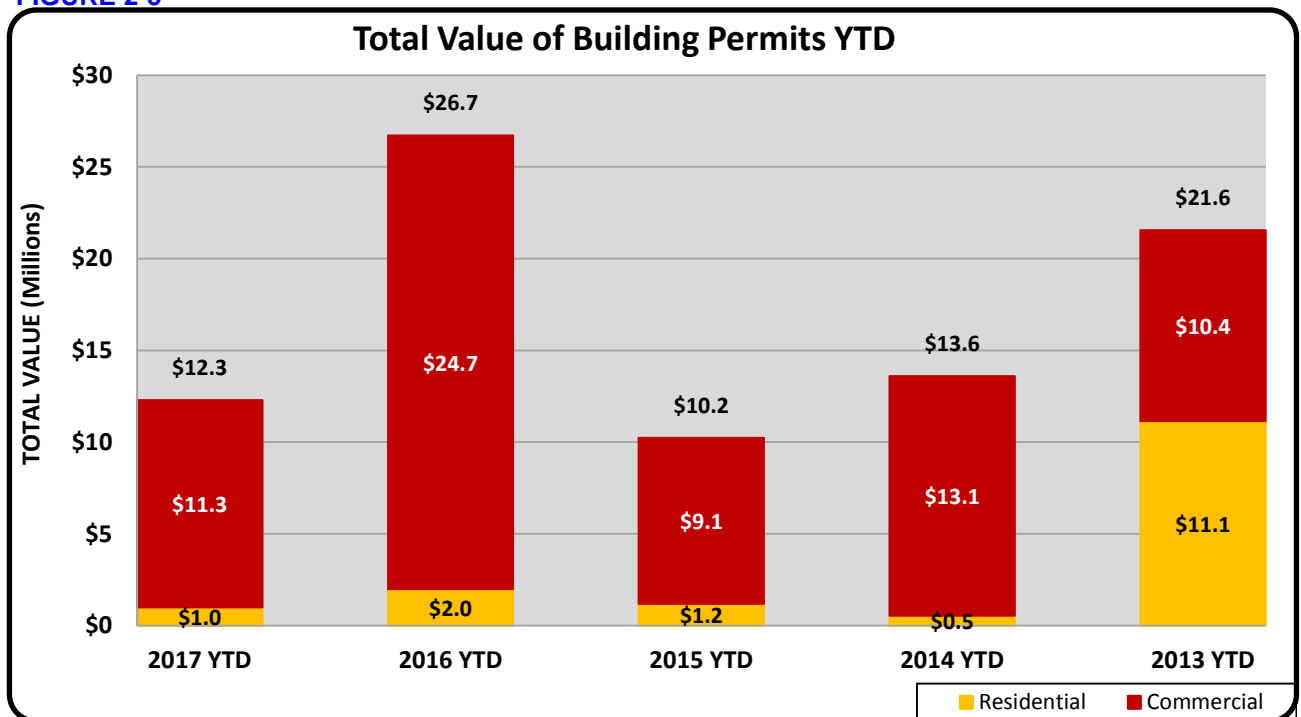




FIGURE 2-6

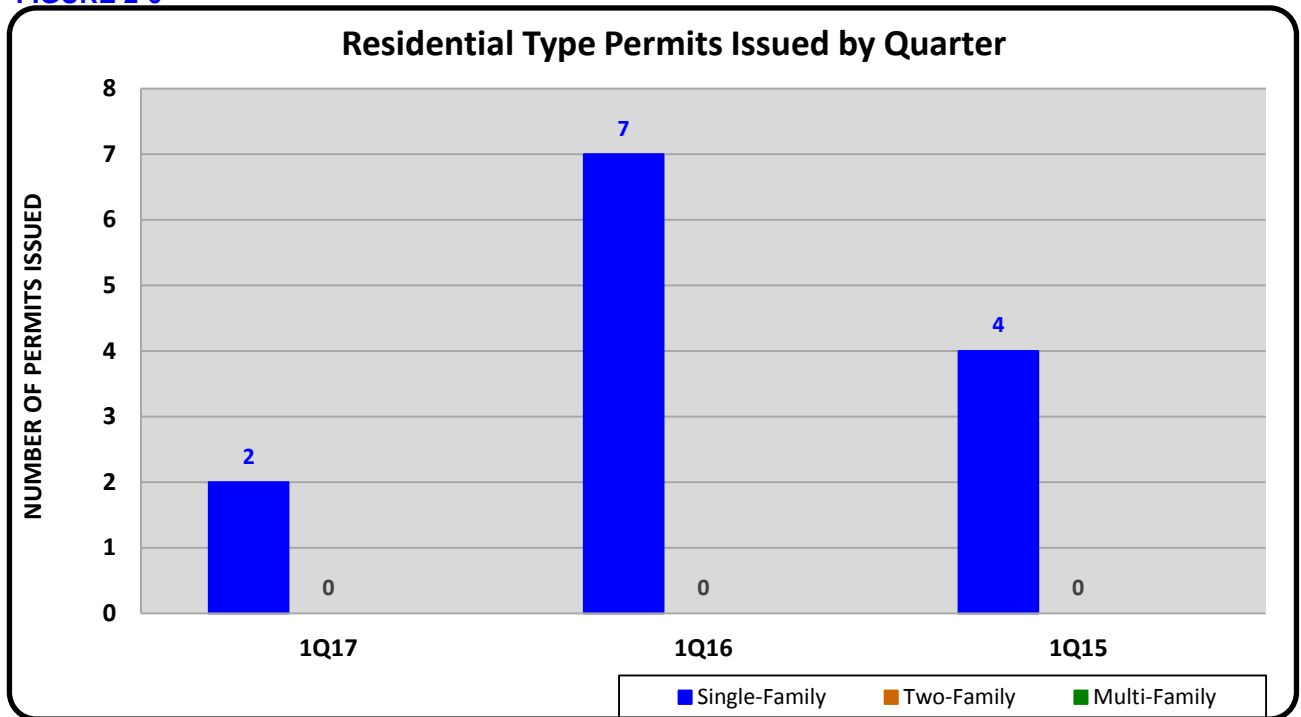


FIGURE 2-7

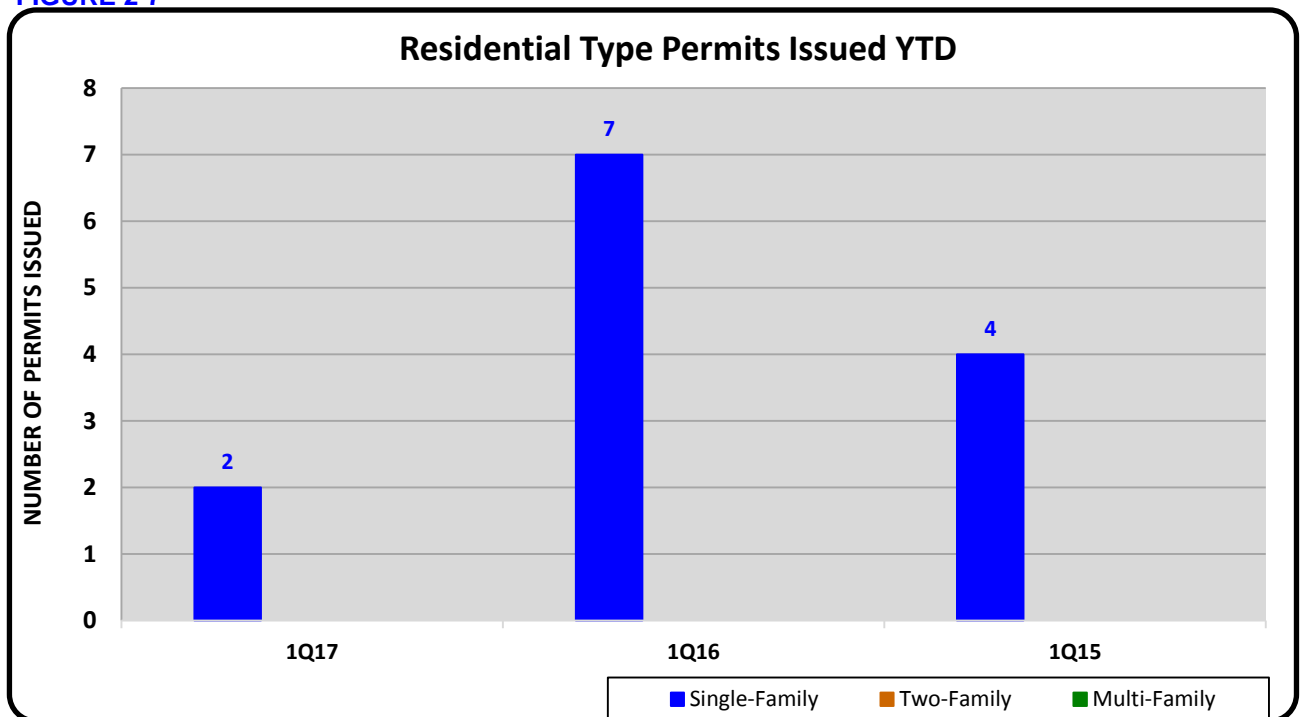




FIGURE 2-8

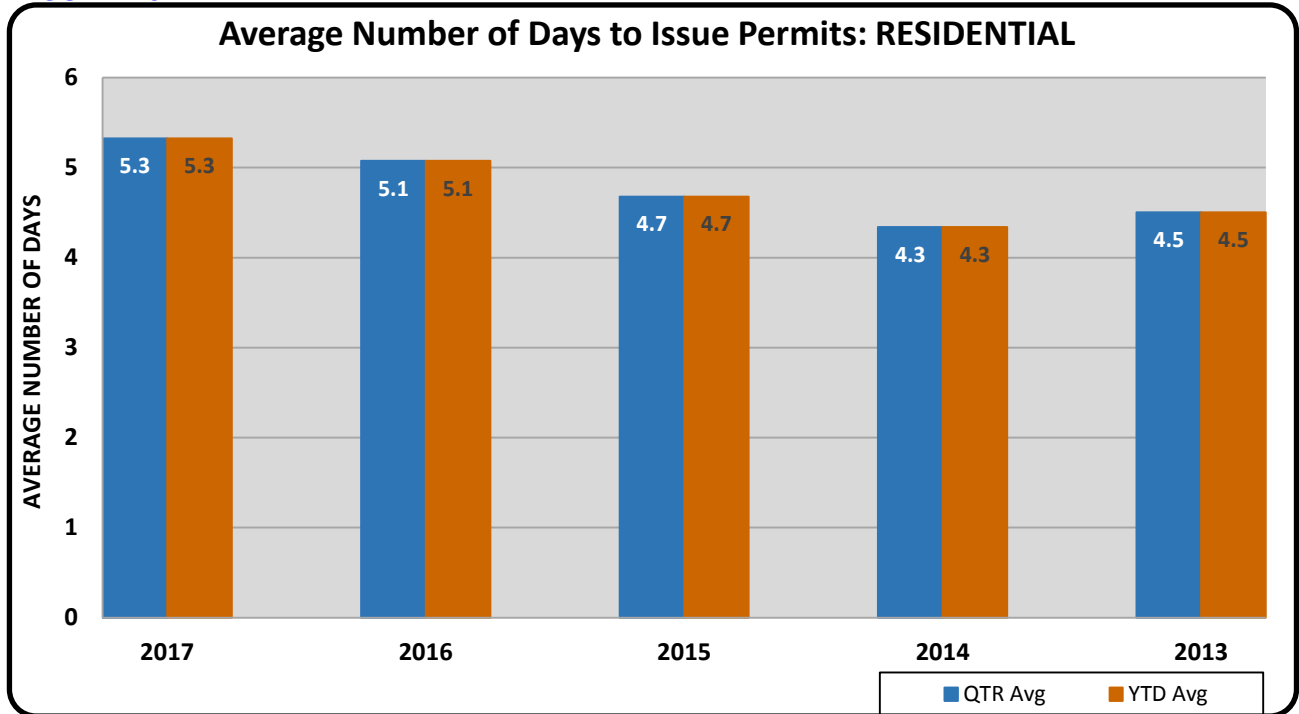


FIGURE 2-9

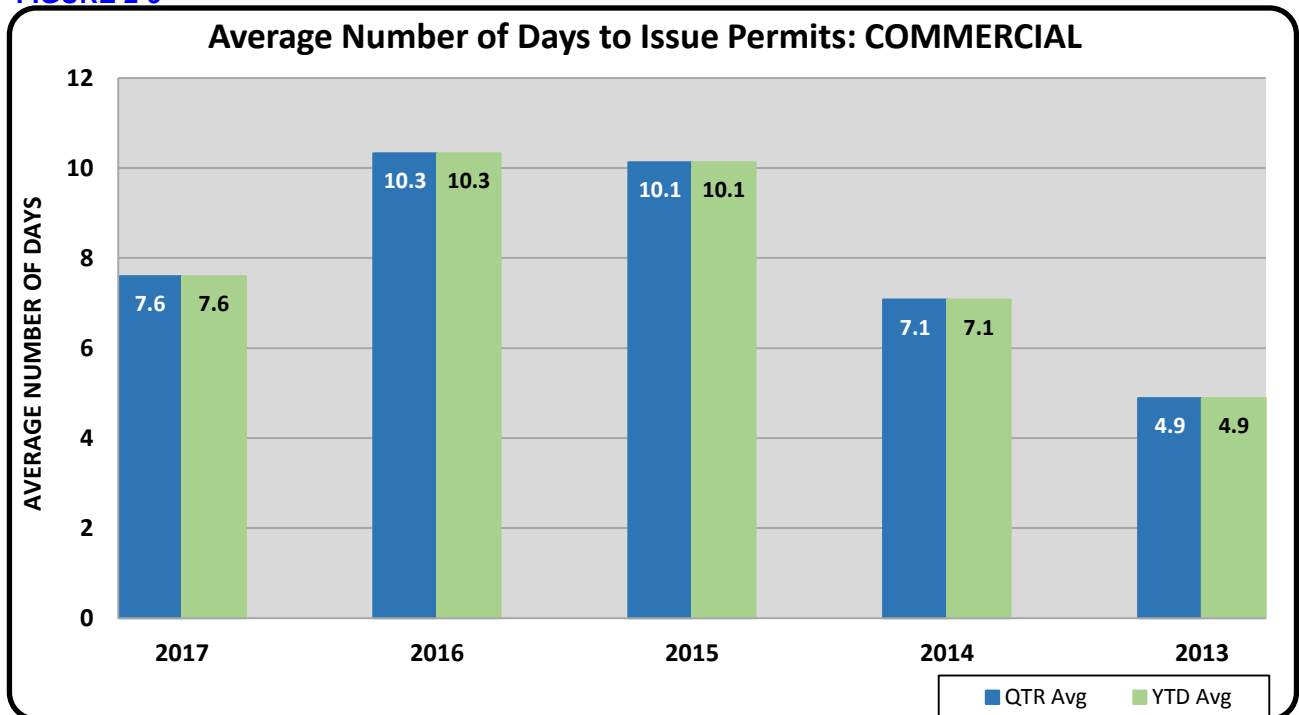




FIGURE 2-10

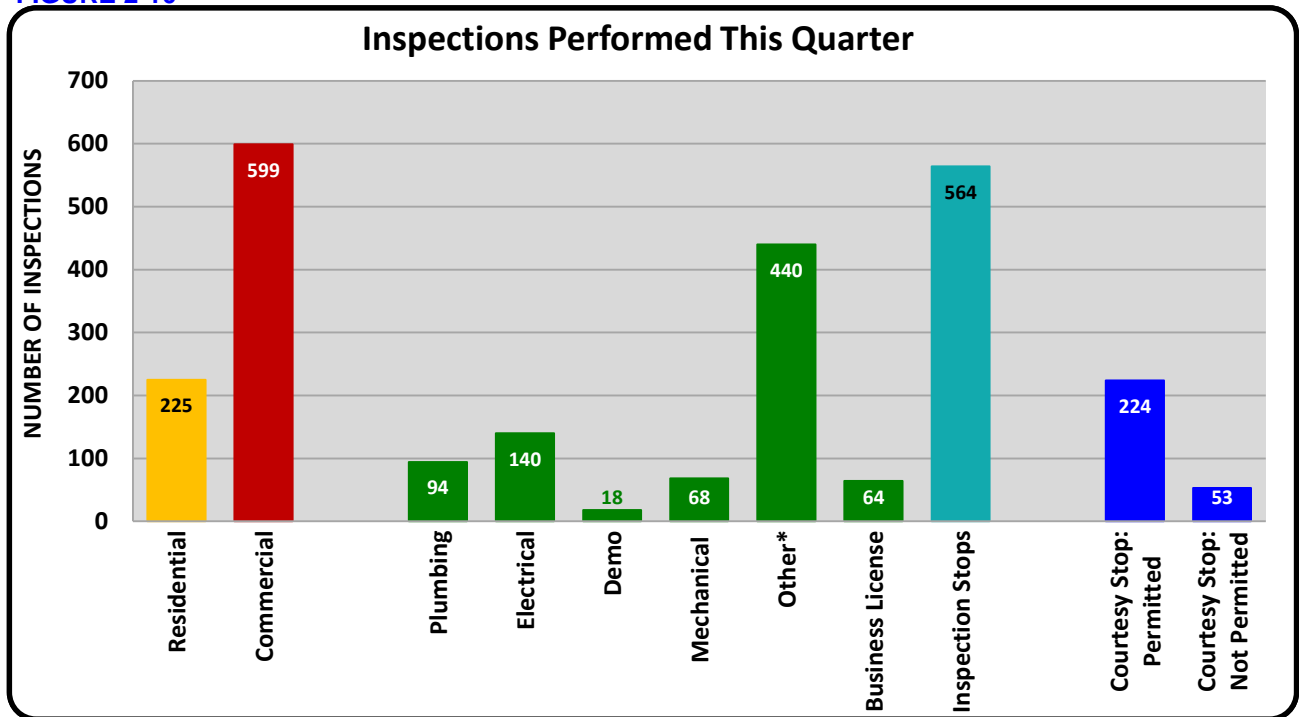
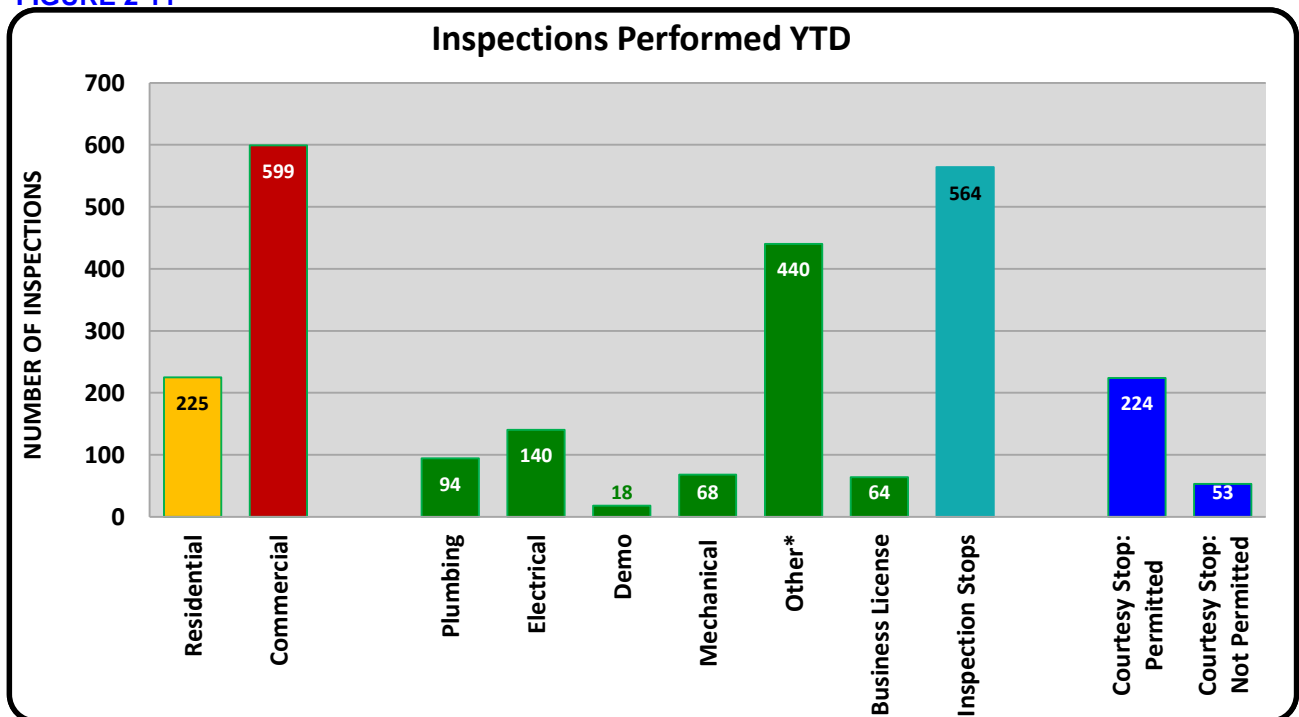


FIGURE 2-11



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



FIGURE 2-12

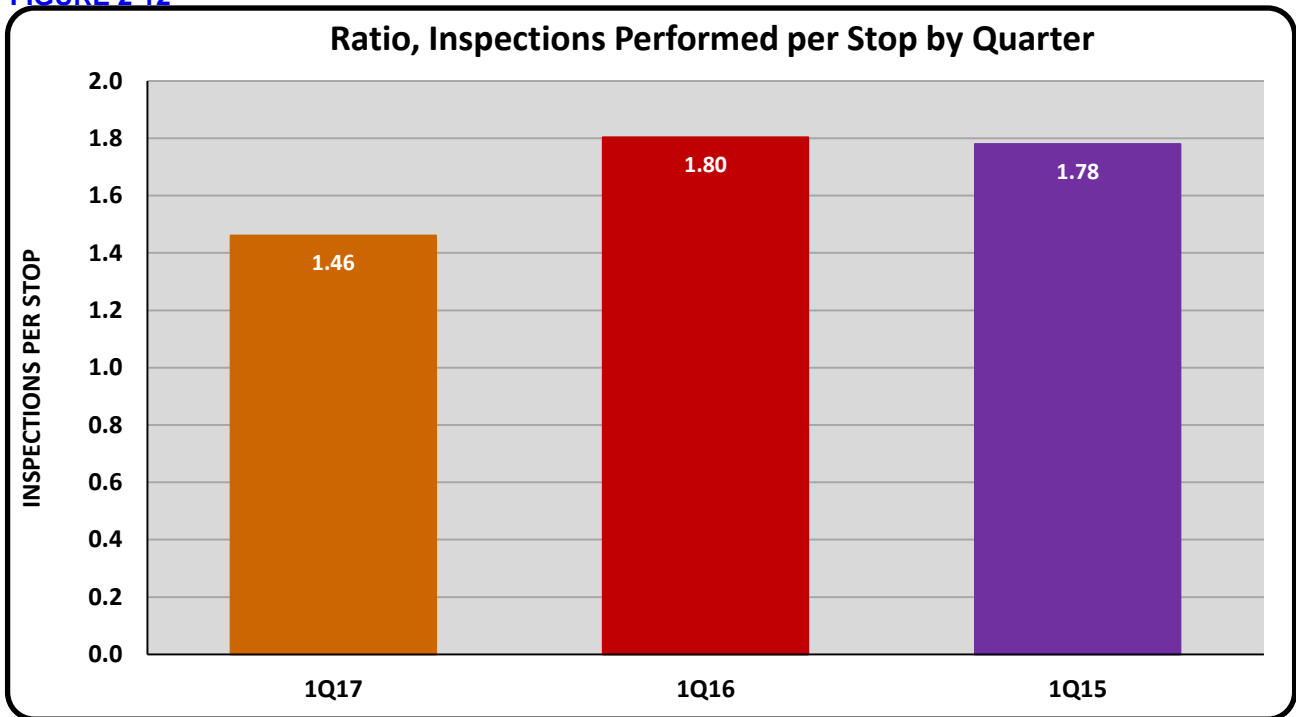
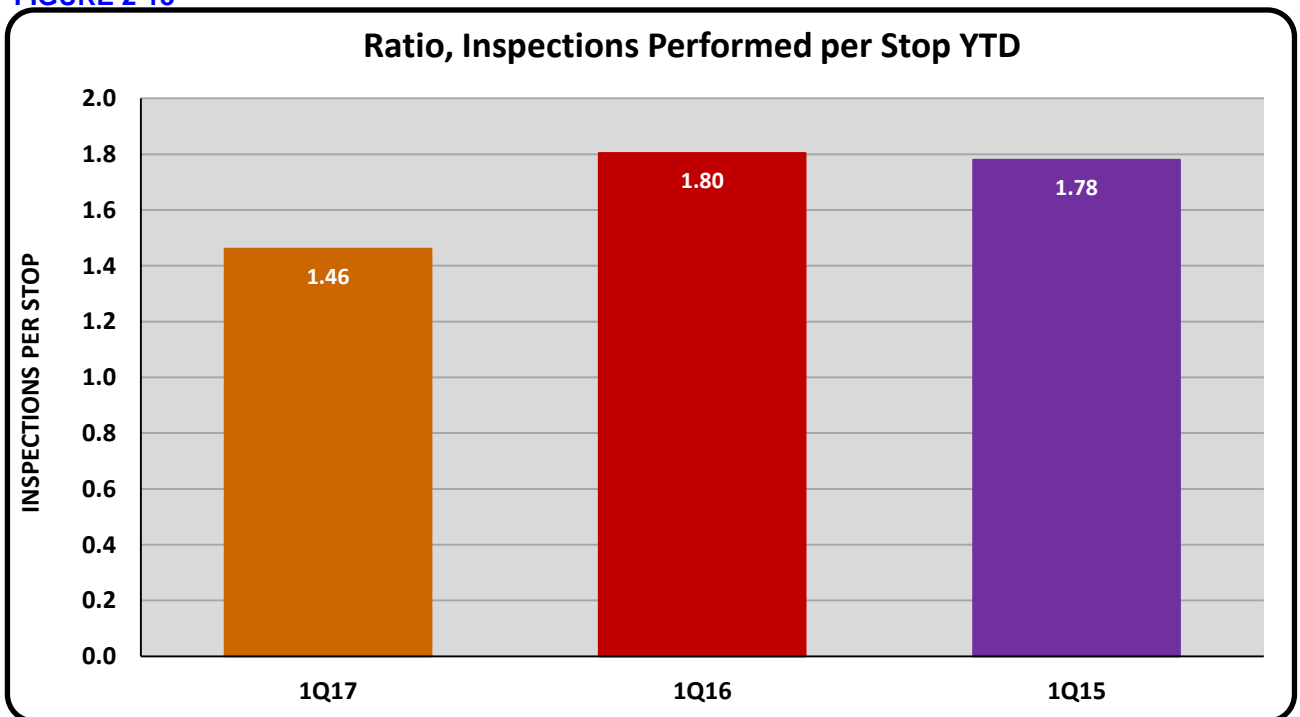


FIGURE 2-13





QUARTERLY STATUS REPORT

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TABLE 2-4: 1Q17 Building Permits for Commercial Construction Valued Over \$10,000

Type	Business	Address	Estimated Value
Building	Downtown Phase 3 Streetscape	100 W Main St	\$ 2,400,000
Landscape	Mercy Clinic Branson Site Development	448 State Hwy 248	\$ 1,636,000
Building	Longhorn Steakhouse	2821 W State Hwy 76	\$ 1,050,000
Footings	Mercy Clinic Branson Footing & Foundation	448 State Hwy 248	\$ 424,000
Building	Tanger Common Area D	300 Tanger Blvd	\$ 400,000
Building	Victoria's Secret Remodel	225 Branson Landing	\$ 400,000
Building	Cottages on the Creek	140 Mule Deer Dr	\$ 350,000
Building	Lodge of the Ozarks Reroof	3431 W State Hwy 76	\$ 331,247
Building	Best Western Landing View	403 W Main St	\$ 300,000
Building	Suites at Fall Creek Clubhouse	1 Fall Creek Dr	\$ 270,000
Building	Jigglin' George Warehouse	685 State Hwy 165 BD2	\$ 250,000
Landscape	Promised Land Zoo	2751 Shepherd of the Hills Expy	\$ 250,000
Building	Wildwoods Log Cabin	3953 Green Mountain Dr	\$ 250,000
Footings	Branson Coaster FF	2115 W State Hwy 76	\$ 200,000
Building	Dominos	3310 W State Hwy 76 C	\$ 180,000
Building	Bath & Body Works Remodel	901 Branson Landing	\$ 175,000
Building	Toys-R-Us Outlet	300 Tanger Blvd Ste #101B	\$ 150,000
Building	Cato	1061 Branson Hills Pkwy	\$ 150,000
Mechanical	Dixie Stampede	1525 W State Hwy 76	\$ 110,000
Building	The Suites at Fall Creek	205 Plantation Cir	\$ 110,000
Building	The Suites at Fall Creek	183 Plantation Cir	\$ 110,000
Building	Build A Bear	313 Branson Landing	\$ 103,000
Mechanical	Lodge of the Ozarks HVAC Upgrade	3430 W State Hwy 76	\$ 100,000
Building	Mtn. Vista Walkway Repair	167 Champagne Blvd	\$ 100,000
Building	Prime Trucking House	197 Devonshire Dr	\$ 60,000
Mechanical	Lodge of the Ozarks	3431 W State Hwy 76	\$ 58,000
Building	Cracker Barrel	3765 W State Hwy 76	\$ 54,900
Building	White House Theater	2255 Gretna Rd	\$ 40,000
Building	Red Lobster Reroof	3559 Shepherd of the Hills Expy	\$ 36,486
Building	Lynina Inn Remodel	2772 Shepherd of the Hills Expy	\$ 35,000
Building	Feick Building	101 Veterans Blvd	\$ 34,000
Electrical	Mountain Coaster Electrical	935 State Hwy 165	\$ 30,000
Building	Lakeside Forest Pavilion	412 Owen Ln	\$ 22,500
Building	Lakeside Forest Swing Pavilion	412 Owen Ln	\$ 22,000
Demolition	Casey's Canopy Demo	612 S Bus 65	\$ 20,000
Landscape	Branson Coaster Site Development	2115 W State Hwy 76	\$ 20,000
Building	Lucchi Laundry Building	388 S Wildwood Dr	\$ 20,000
Building	Mt Vista Penthouse Repair	151 Champagne Blvd	\$ 18,000
Building	Preserve Carports	164 Preserve Dr Bldg G	\$ 16,700
Building	IHOP	1055 State Hwy 376	\$ 15,500
Building	Hollywood Wax Museum	3030 W State Hwy 76	\$ 15,000
Building	Pointe Condo's Repair	364 Wimbledon Dr	\$ 15,000
Mechanical	Radisson RTU Replacement	120 S Wildwood Dr	\$ 15,000



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Type	Business	Address	Estimated Value
Demolition	Branson Coaster	2115 W State Hwy 76	\$ 15,000
Building	Deer Valley Vacation Resort Renovation	164 Deer Valley Dr	\$ 14,000
Mechanical	Options Clinic HVAC Replacement	192 Expressway Ln	\$ 13,500
Paving	Dick Clark Theater Complex	1600 W State Hwy 76	\$ 12,571
Mechanical	Apple Tree Mall	1830 W State Hwy 76	\$ 12,000
Building	Riverbend Unit Finish Out	3415 Riverstone Dr	\$ 12,000
Building	Riverbend Unit Finish Out	3414 Riverstone Dr	\$ 12,000
Building	Merv Feick Reroof	101 Veterans Blvd	\$ 12,000
Building	Verizon MO-15	2030 W State Hwy 76	\$ 12,000
Backflow	Lodge of the Ozarks	3431 W State Hwy 76	\$ 11,000
Building	Pointe Condo's Repair	366 Wimbledon Dr	\$ 10,000
Building	KDML Properties	511 S Bus 65	\$ 10,000
Building	Noodle 22	114 E Main St	\$ 10,000



SECTION 3: CODE ENFORCEMENT ACTIVITY

ENFORCEMENT SUMMARY

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

167 Total Files Opened	54% of Closed Complaints Resolved Verbally*
161 Total Confirmed Violations	31% of Closed Complaints Resolved via Courtesy
96% Confirmed Complaints	14% of Closed Complaints Resolved via Notice &
74 Violations Currently Open	1% of Closed Complaints Resolved via Citation*
87 Confirmed Violation Files Closed	
54% Closure Rate for Confirmed Violations	(*excludes mow violations)

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

Violation		2017		2016		2015		2014		2013
		Number of Files	Change Prior Yr	Number of Files	Change Prior Yr	Number of Files	Change Prior Yr	Number of Files	Change Prior Yr	Number of Files
Weeds	opened	2	-86%	14		0		0		0
	closed	0		0		0		0		0
Signs	opened	41	24%	33	-15%	39	-25%	52	13%	46
	closed	26	-4%	27	-16%	32	-18%	39	30%	30
Trash / Rubbish	opened	21	-16%	25	0%	25	-4%	26	-37%	41
	closed	17	-26%	23	188%	8	-50%	16	-24%	21
Vehicles	opened	12	71%	7	-56%	16		4	33%	3
	closed	11	83%	6	-54%	13		0		2
Property Maint.	opened	30	25%	24	14%	21	133%	9	0%	9
	closed	10	0%	10	0%	10	67%	6	-14%	7
Multiple Issues	opened	2	-67%	6		0		1	-75%	4
	closed	1	0%	1		0		1	0%	1
Safety	opened	0		1	-75%	4	300%	1	0%	1
	closed	0		1	-50%	2	100%	1	0%	1
Zoning, general	opened	5	-55%	11	-31%	16	-27%	22	267%	6
	closed	4	-60%	10	-29%	14	-30%	20	300%	5
Building, general	opened	0		0	0%	0	0%	0		0
	closed	0		0	0%	0	0%	0		0
Weekly Rental	opened	1		0		0		0		0
	closed	1		0		0		0		0
TOTALS	opened	114	-6%	121	0%	121	5%	115	5%	110
	closed	70	-10%	78	-1%	79	-5%	83	24%	67



TABLE 3-2: Confirmed Violations by Type and Month

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Weeds			2										2
Signs	10	9	22										41
Trash	6	9	6										21
Safety													0
Vehicles	2	6	4										12
Nightly / Weekly Rental		1											1
Multiple	2												2
Zoning, general	1	2	2										5
Building, general													0
Property Maint., general	11	5	14										30
Total Violations	32	32	50										114

FIGURE 3-1

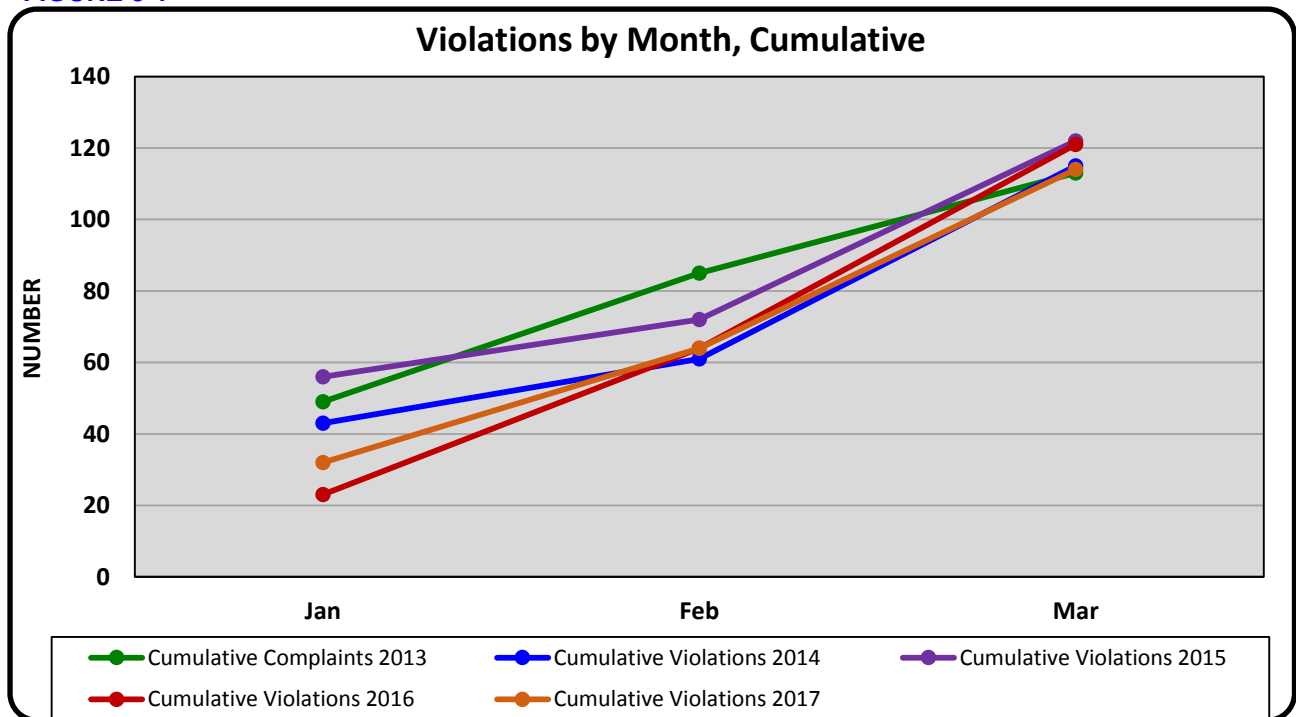




FIGURE 3-2

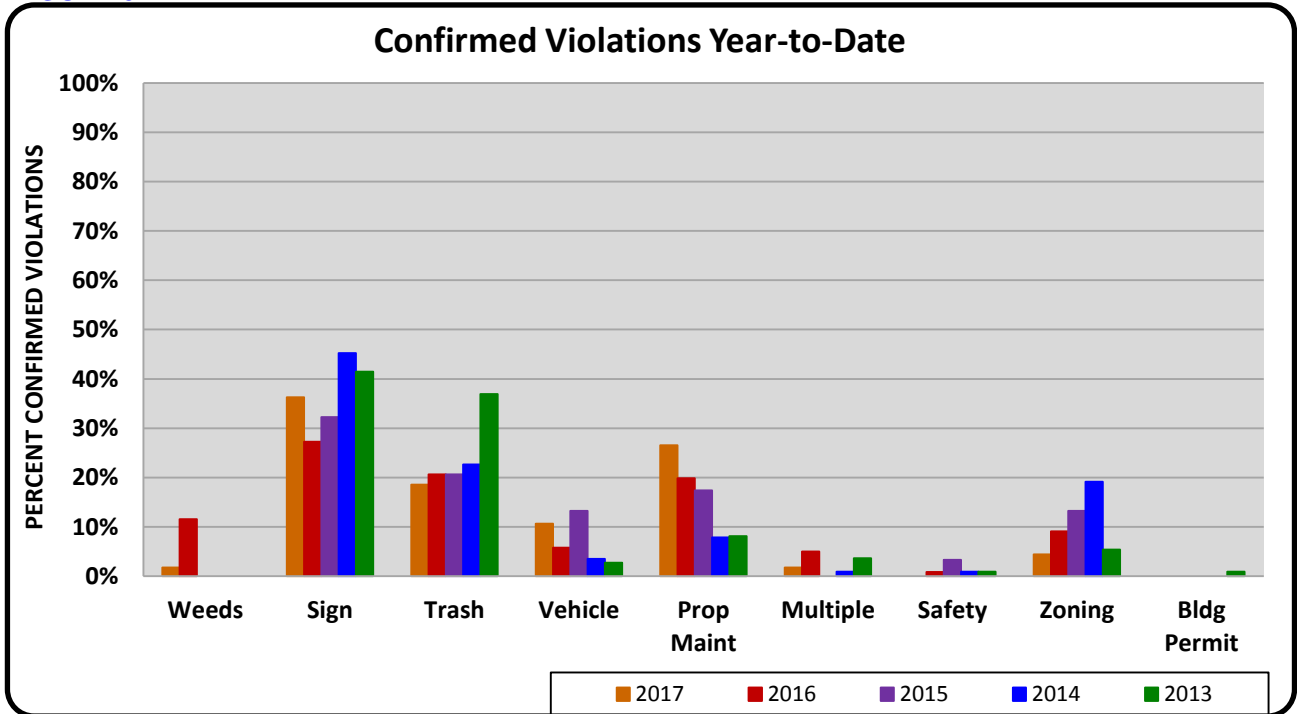


FIGURE 3-3

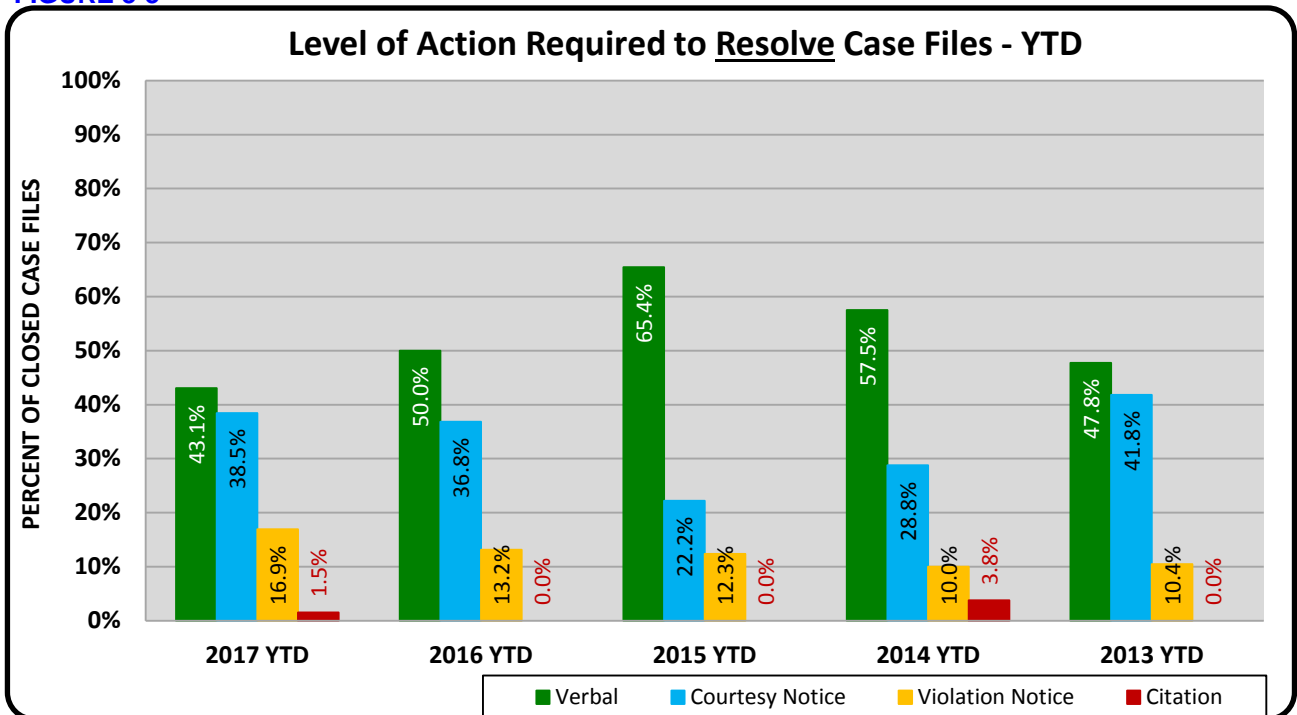


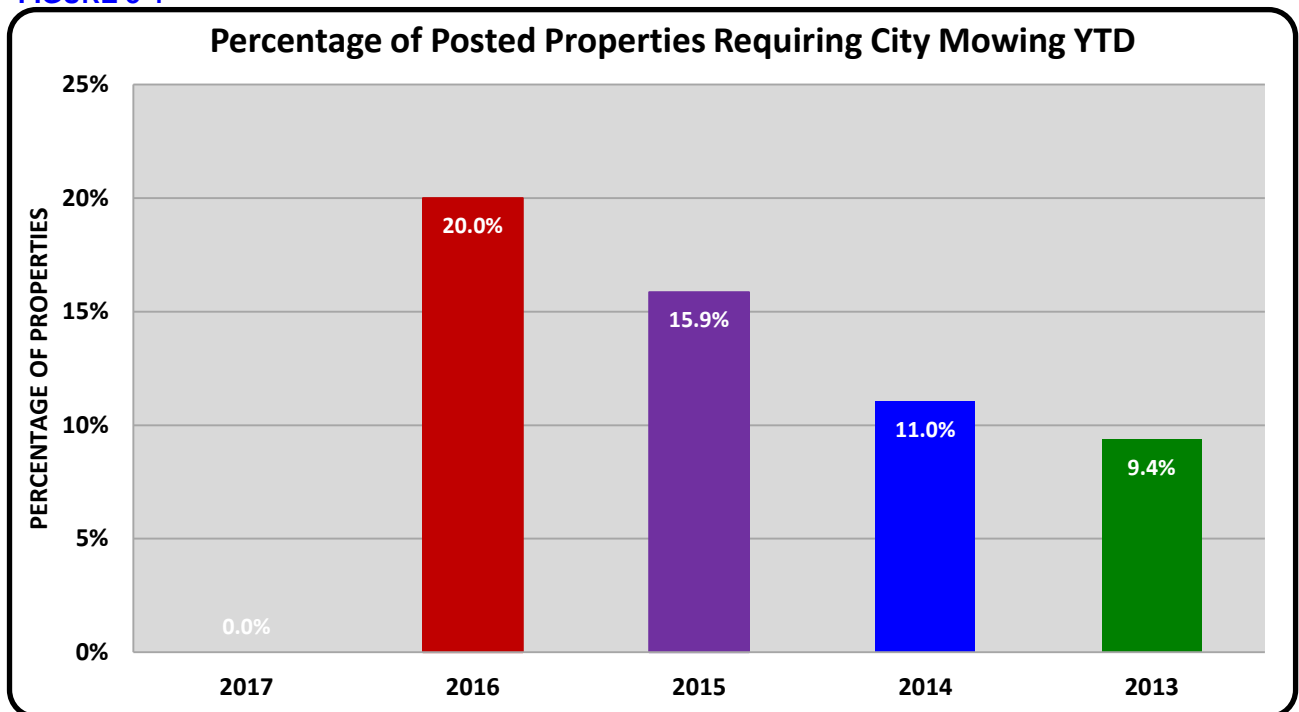


TABLE 3-3: Weed Abatement

Total Weed Violations	2	
No Violation	0	0.0%
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%

RESOLUTION

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 YTD
302 VETERANS BLVD	Timeshare Trade Ins, LLC	Sign	1
2420 FALL CREEK RD	Fall Creek Apartments	Property Maintenance, general	1
505 GRETNA RD	Rosalee Inn	Property Maintenance, general	1
220 S WILDWOOD DR	Red Door Inn	Property Maintenance, general	1
505 GRETNA RD	Rosalee Inn	Safety	1
220 S WILDWOOD DR	Getaway Inn / Red Door Inn	Property Maintenance, general	9
2825 GREEN MOUNTAIN DR	Green Mountain Inn	Multiple	2



TABLE 3-5: Repeat Occurrences by Address (2017)

Property Address	Occurrences
1412 W STATE HWY 76	2
1835 W STATE HWY 76	2
202 W COLLEGE ST	2
218 BAR HARBOR	2
302 VETERANS BLVD	2
3216 W STATE HWY 76	2
3514 W STATE HWY 76	2
505 GREтна RD	2
608 W MADDUX ST	2

TABLE 3-5:
 1412 W. State Hwy 76 is Baba's where there have been issues with inoperable vehicles on the property. 1835 W. State Hwy 76 is Music City Center; weeds and torn awning. 202 W. College St. has had rubbish issues, 218 Bar Harbor has had inoperable vehicles, and 302 Veterans Blvd. had been sign violations. 3216 W. State Hwy 76 is the Clay Cooper Theater where there have been rubbish problems. 3514 W. State Hwy 76 is the Palms Inn and 505 Gretna Rd. is the Rosalee Inn, both with property maintenance concerns. 608 W. Maddux St. is a private residence with inoperable vehicles.

TABLE 3-6:
 1700 W. State Hwy 76 is the closed Ramada Inn property with weed, graffiti, electrical, 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. 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. 1201 W. State Hwy 76 is the old Branson Heights Shopping Center property with weed issues. 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, but to date all issues have been resolved.

TABLE 3-6: Repeat Occurrences by Address (2013 - present)

Property Address	Occurrences
1700 W STATE HWY 76	27
1023 W MAIN ST	25
210 S WILDWOOD DR	24
1201 W STATE HWY 76	21
1115 W STATE HWY 76	20
3705 W STATE HWY 76	20
907 W MAIN ST	20
201 JESS-JO PKWY	19
1129 W STATE HWY 76	18
1900 W STATE HWY 76	18
2855 W STATE HWY 76 #101	18
3305 W STATE HWY 76	18
1107 W STATE HWY 76	16
1166 W STATE HWY 76	16
2210 W STATE HWY 76	16
2821 W STATE HWY 76	16
3015 W STATE HWY 76	15
3044 SHEPHERD OF THE HILLS EXPWY	15
416 S BUS 65	15
915 W MAIN ST	15
1013 W HIGHLAND ST	14
102 N FIFTH ST #1	14
1117 STATE HWY 165	14
1944 W STATE HWY 76	14
2410 W STATE HWY 76	14
311 VETERANS BLVD	14
505 GREтна RD	14



SECTION 4: CODE ENFORCEMENT PERFORMANCE MEASUREMENTS

FIGURE 4-1

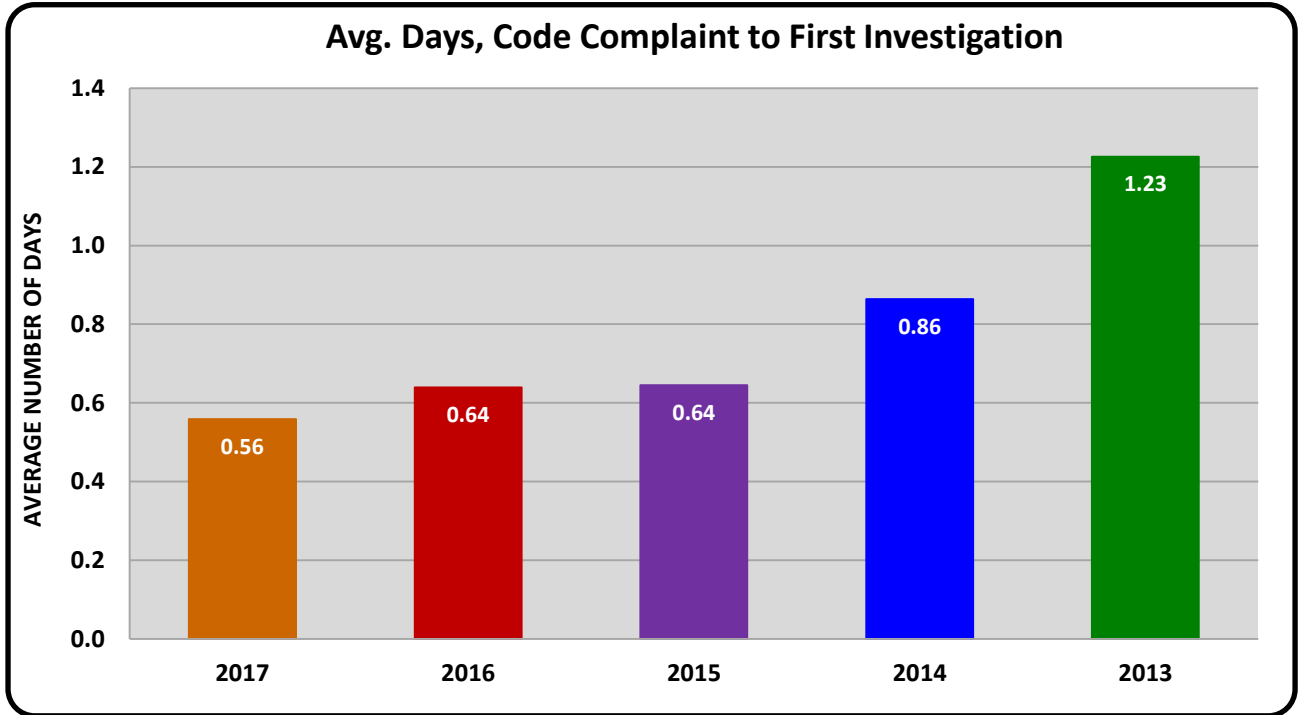


FIGURE 4-2

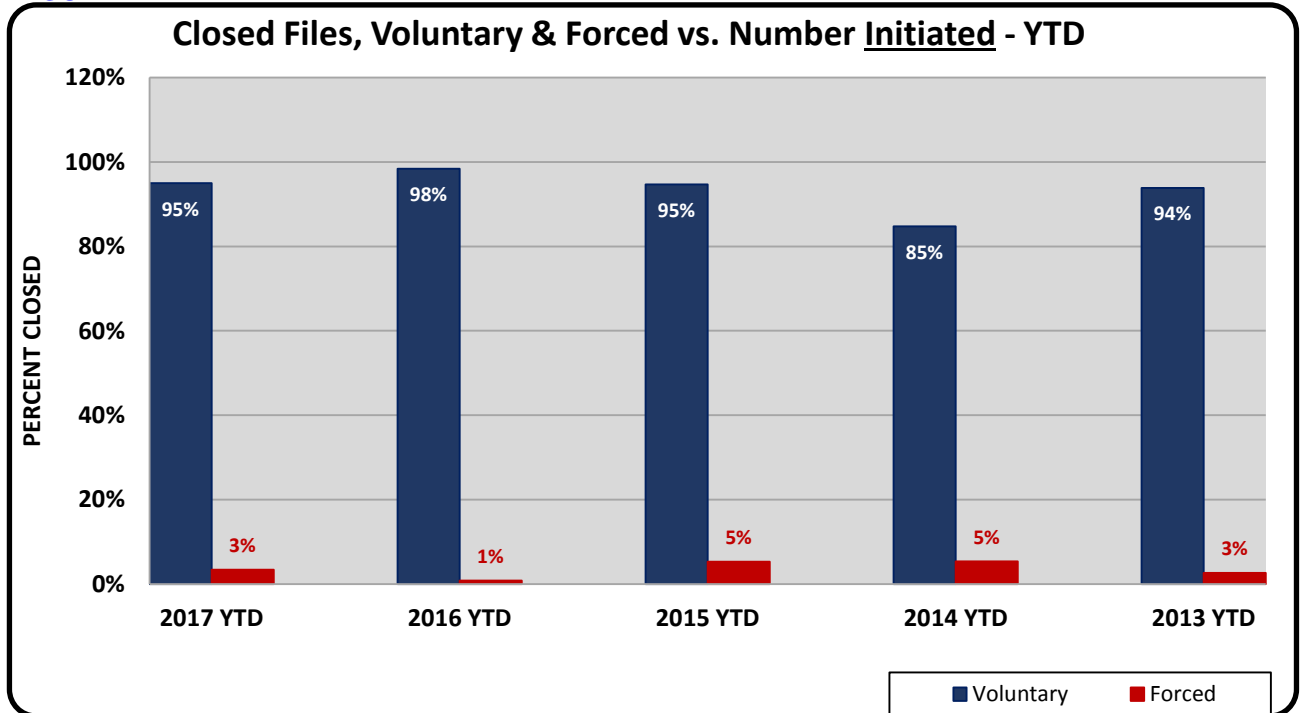




FIGURE 4-3

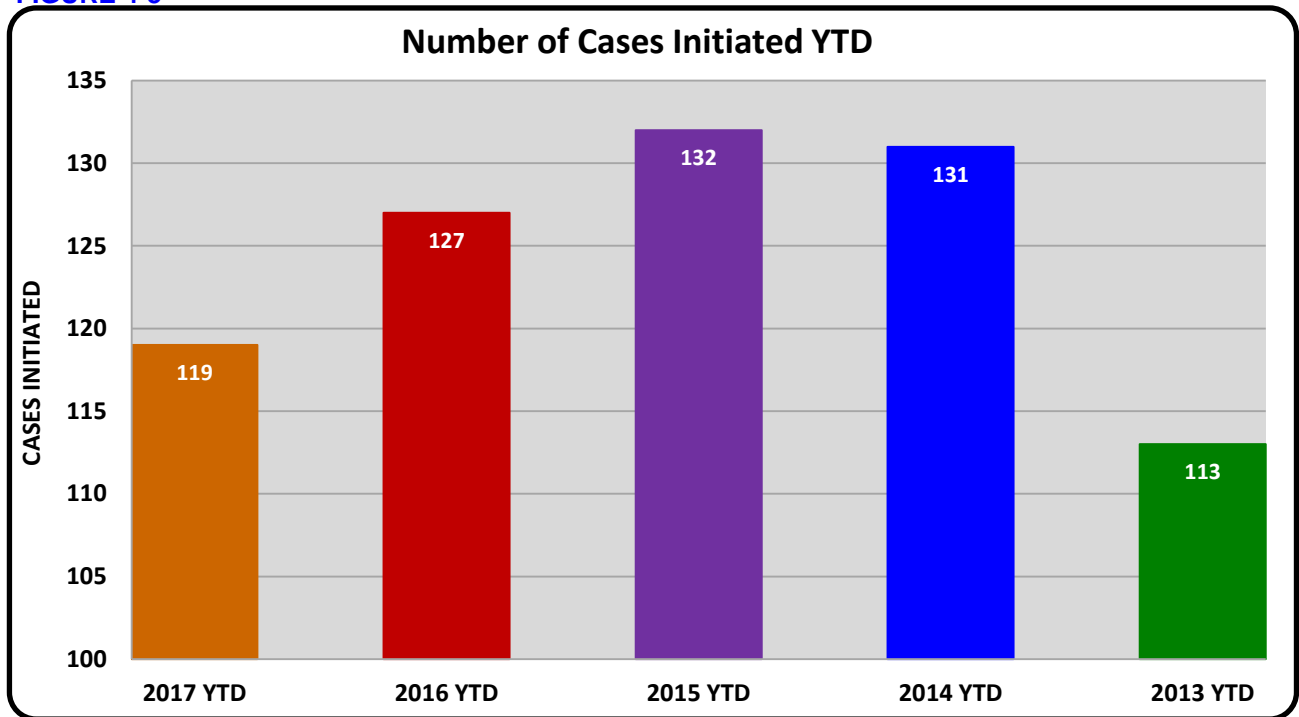
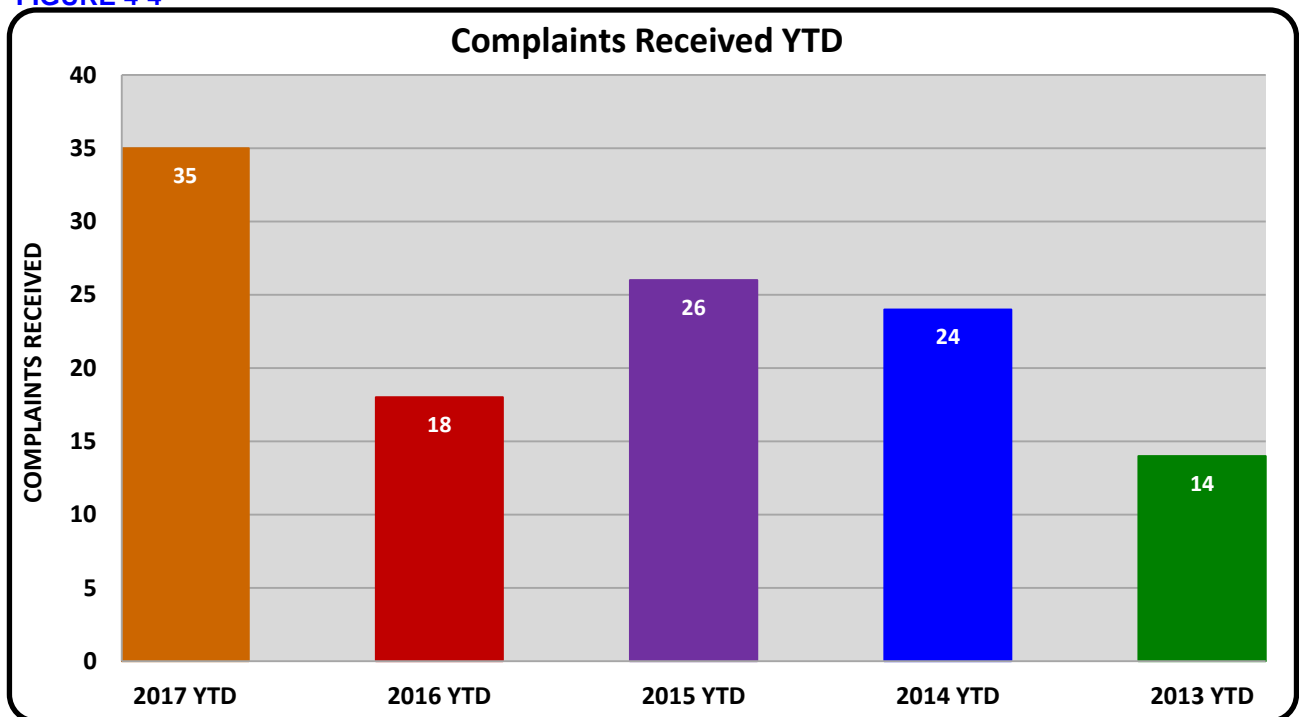


FIGURE 4-4





SECTION 5: SIGN ACTIVITY

TABLE 5-1: Sign Removals

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Garage Sale	1	6	13										20
Real Estate	4	1											5
Political		2	4										6
Business Advertisement	1	3											4
Employment / Hiring													
Moving Sale													
Other		1											1
TOTALS	6	13	17										36

FIGURE 5-1

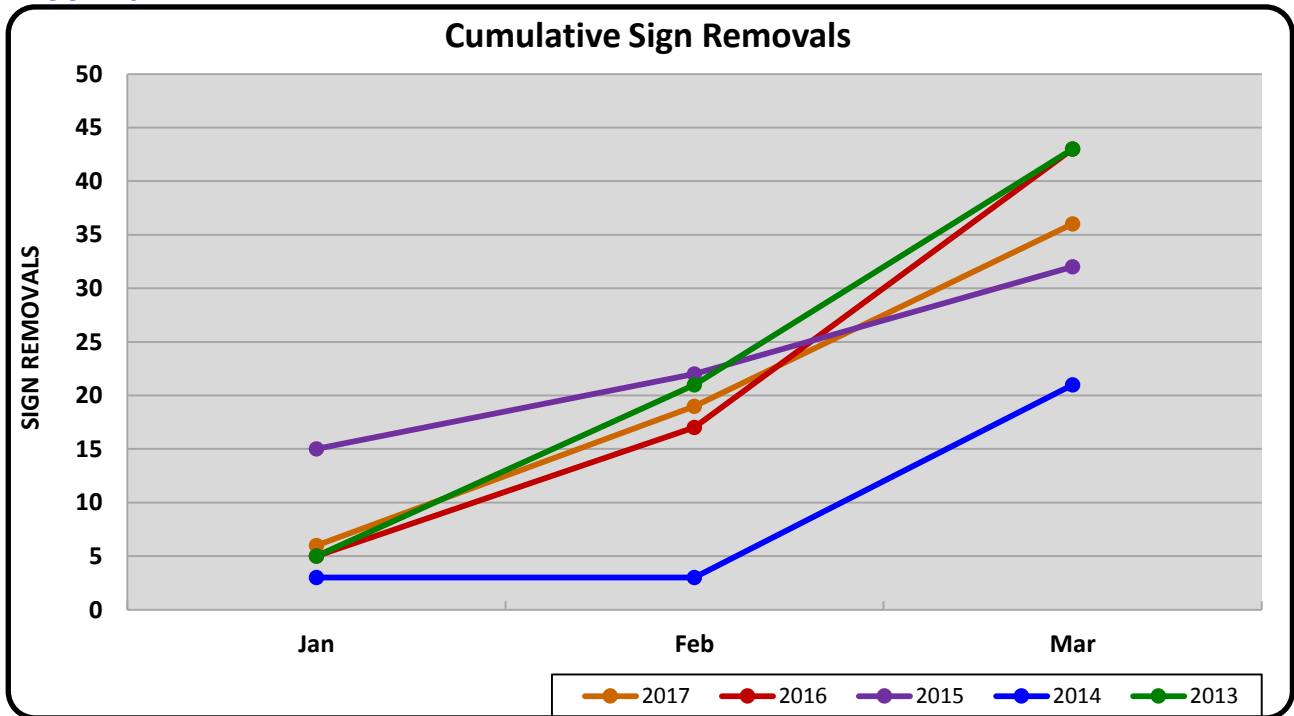




FIGURE 5-2

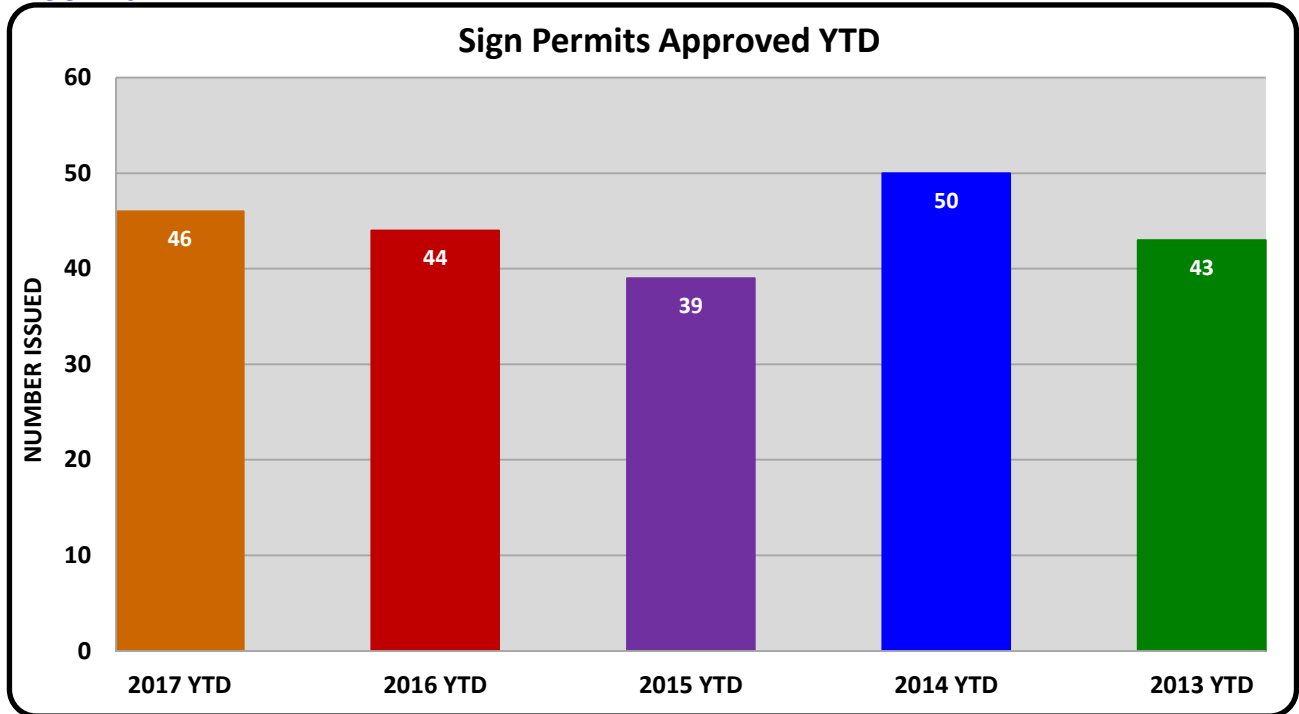


FIGURE 5-3

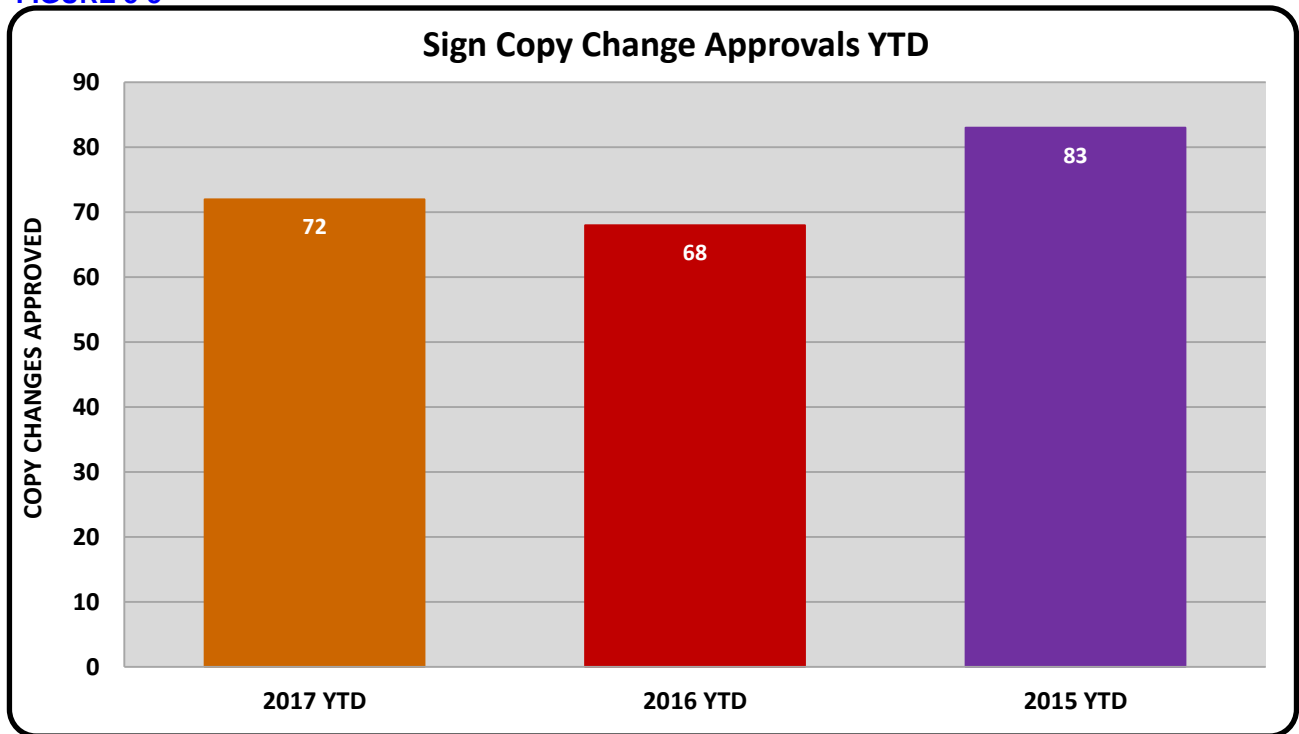




FIGURE 5-4

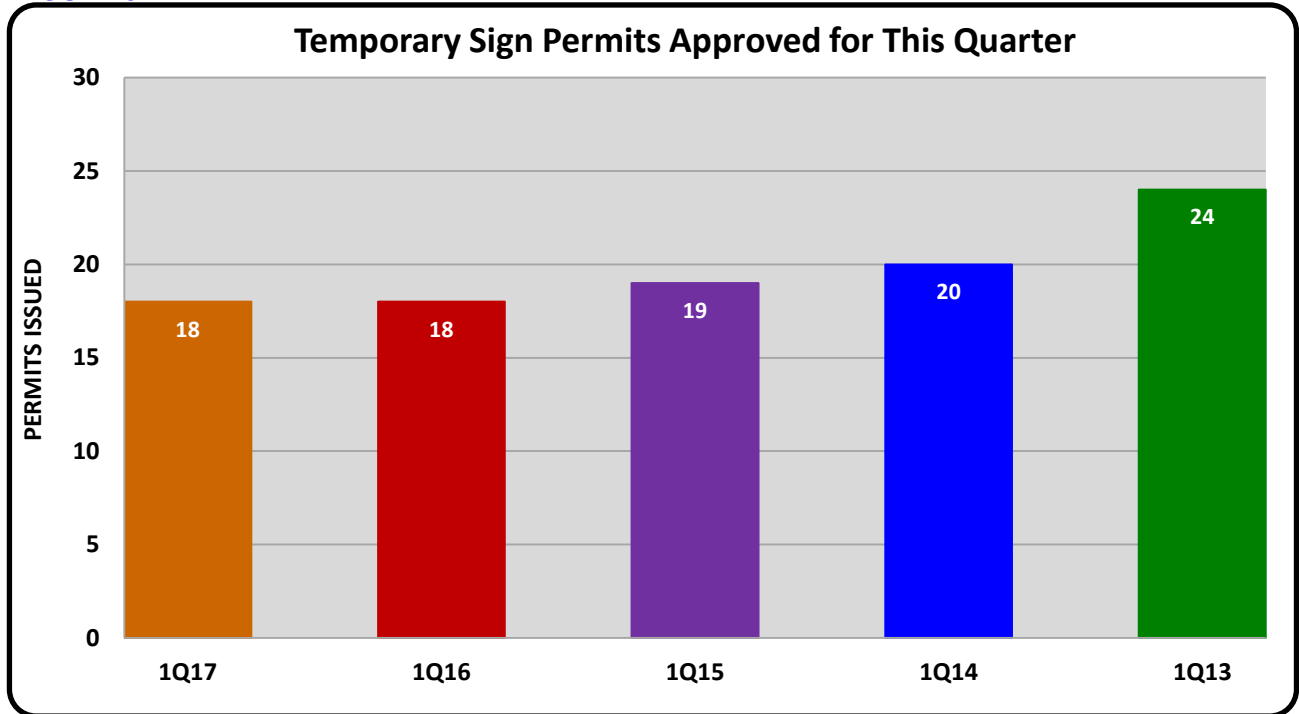
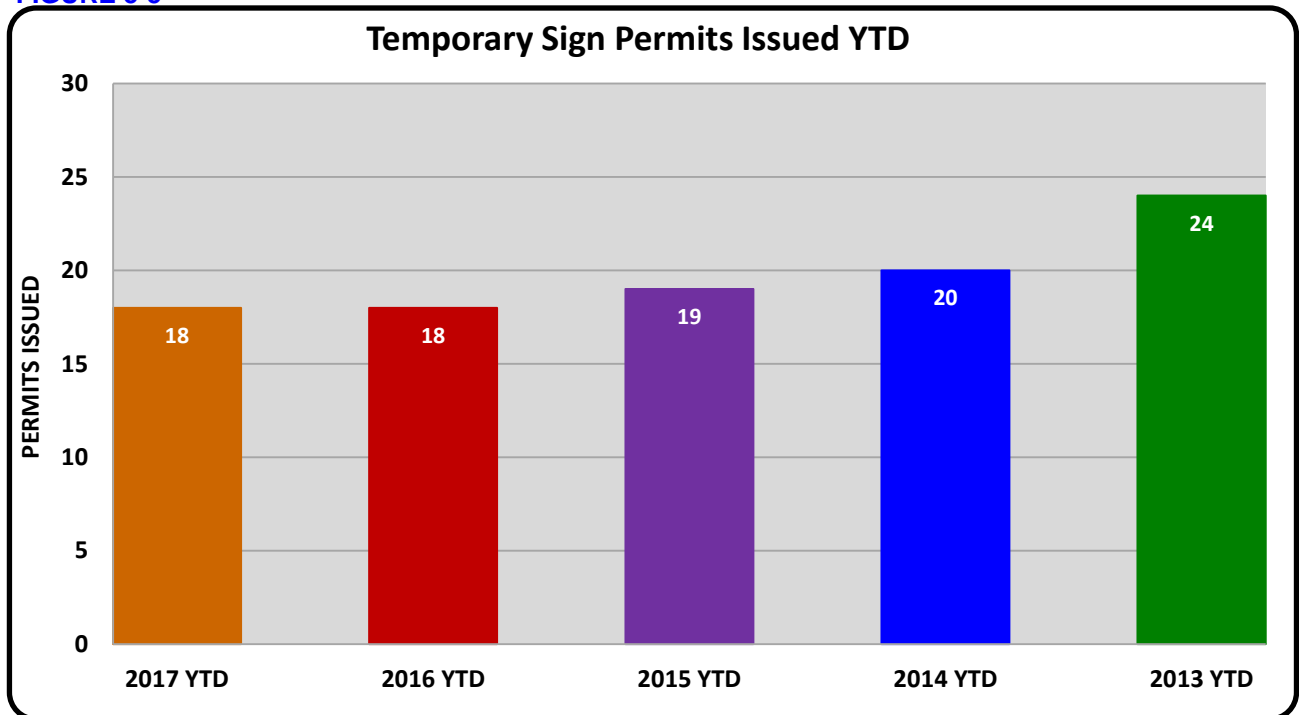


FIGURE 5-5





QUARTERLY STATUS REPORT

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SECTION 6: PLANNING ACTIVITY

TABLE 6-1: Planning Activity

Activity	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Administrative Review													0
Annexation		2											2
Condominium Split													0
Easement Vacation													0
Final Subdivision Plat													0
Final Subdivision Replat													0
General Application													0
Minor Subdivision Replat	1	1											2
Municipal Code Amendment													0
Planned Development													0
PD Amendment													0
Preliminary Subdivision Plat													0
Preliminary Subdivision Replat													0
Special Events													0
Special Events - Street Closure													0
Special Permit													0
Special Use													0
Street Vacation													0
Variance			1										1
Zoning Request													0
Zoning Change													0
Tree Removal Requests	9	5	9										23
Open for Business	4	2	3										9
Home Occupation													0
Charitable Dropbox													0
Garage / Yard / Estate Sale	1	3	3										7
Portable Storage Unit													0
Recycling Drop-off Center													0
Searchlight													0
Temporary Vehicle Wash													0
Construction Office / Storage													0
Farmer's Market													0
Food Truck													0
Outdoor Sales / Promo Event			1										1
Public Event		6											6
Seasonal Sale													0
Temporary Office Facility													0
TOTALS	15	19	17										51



FIGURE 6-1

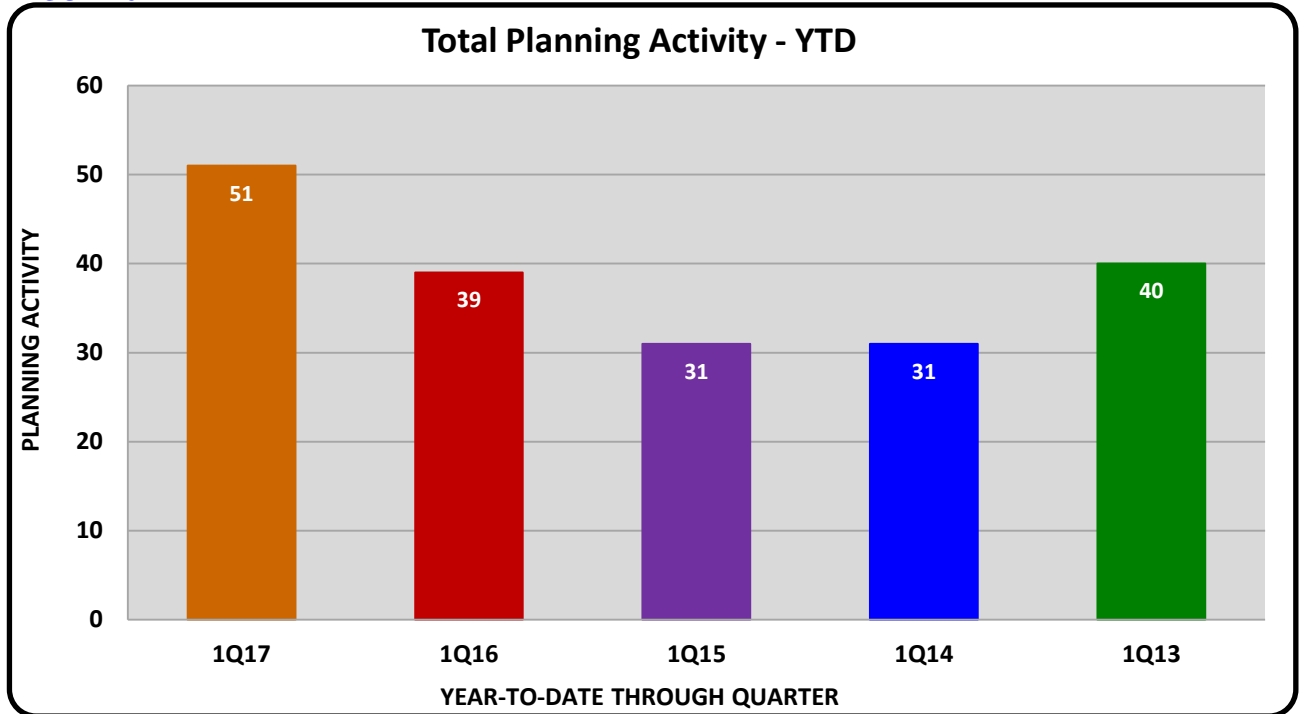


FIGURE 6-2

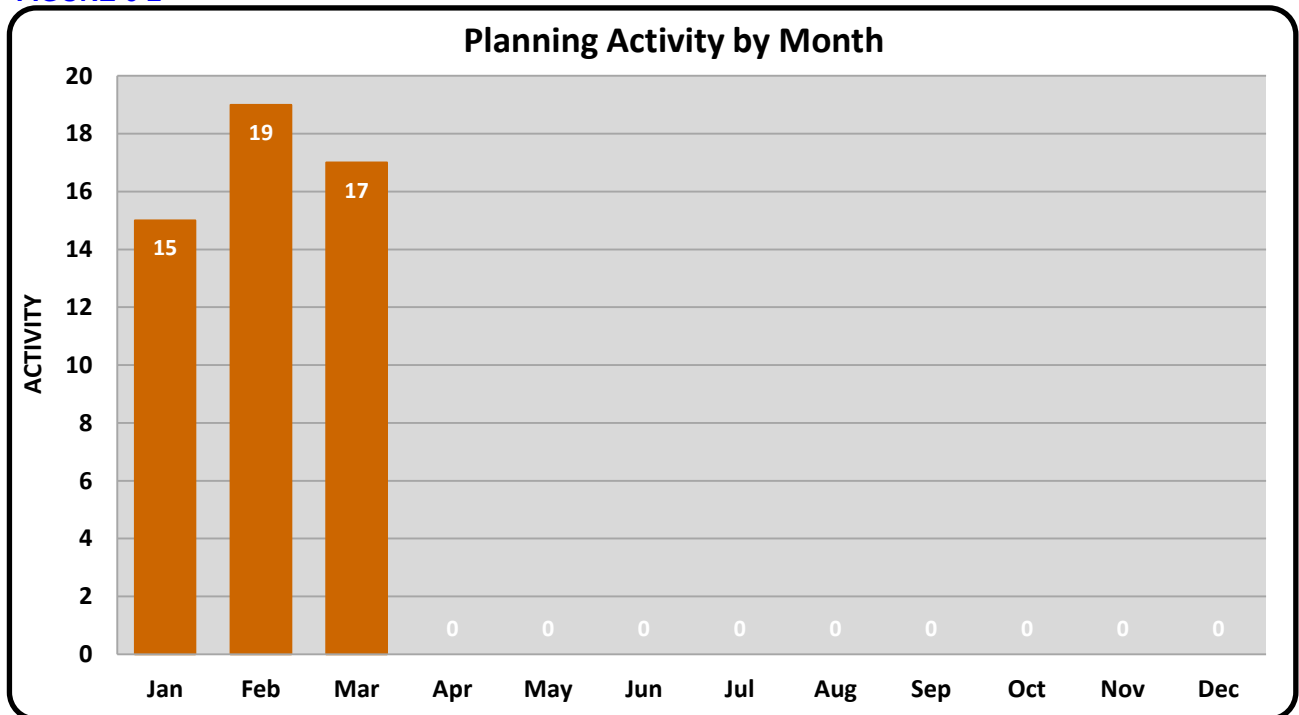
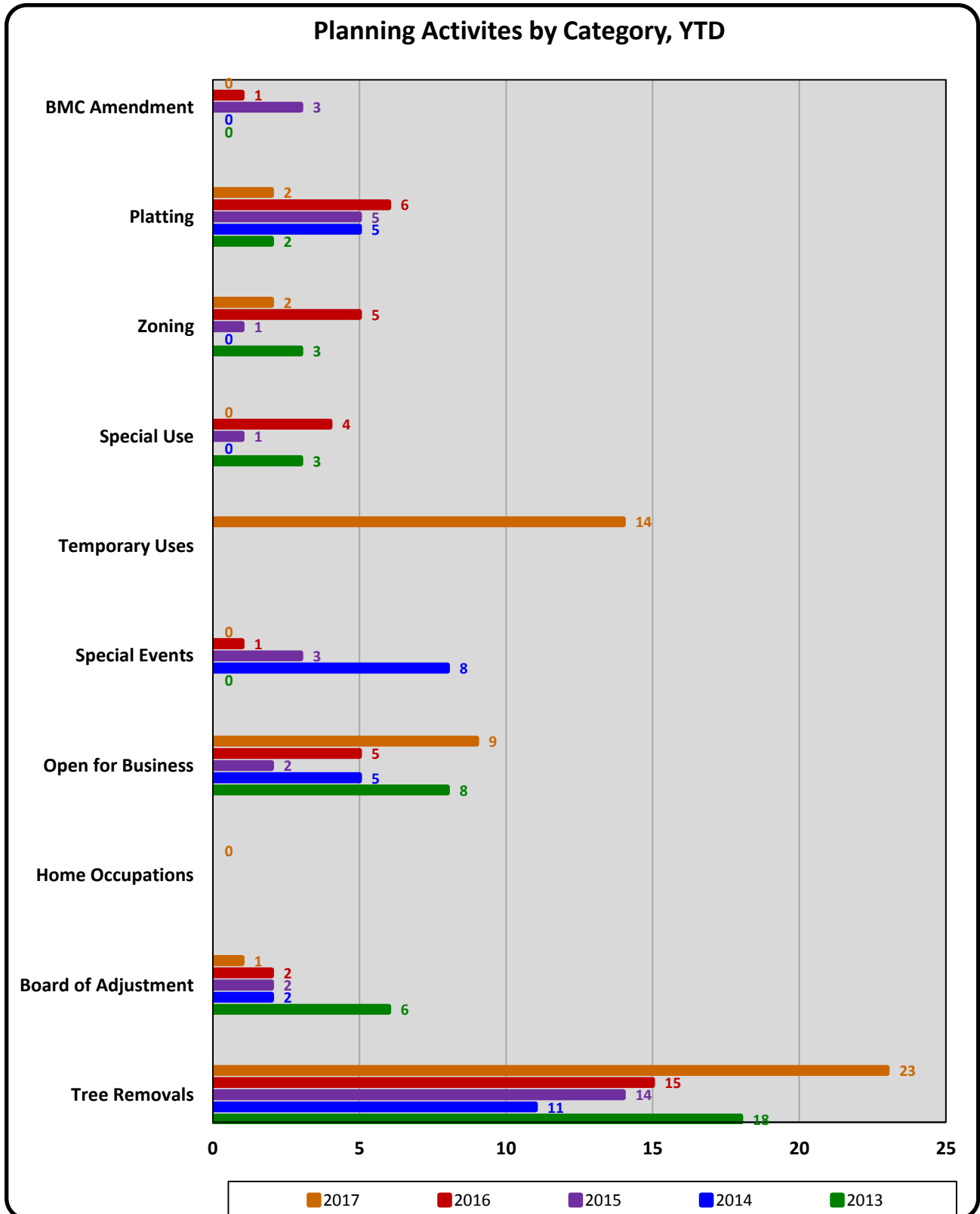




FIGURE 6-3





SECTION 7: PLANNING DEPARTMENT SURVEYS

SURVEY SUMMARY

128 Surveys Issued
25 Surveys Returned
20% Return Rate

TABLE 7-1: Survey Question Responses, YTD

Question	Responses	Respondent Assessments					
		Excellent	Good	Fair	Poor	Bad	NA*
Explanation of the permit process	24	88%	4%	8%	0%	0%	0%
Clarity and helpfulness of information received	23	78%	9%	9%	0%	4%	0%
Timeliness of the permit process	24	83%	8%	4%	4%	0%	0%
Explanation of the inspection process	25	84%	4%	12%	0%	0%	0%
Timeliness of inspections performed	25	92%	4%	0%	0%	4%	0%
Consistency and fairness in applying codes	24	83%	8%	4%	0%	0%	4%

*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%	--