



CITY
OF **BRANSON**
Planning & Development

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QUARTERLY STATUS REPORT

THIRD QUARTER 2015
July through September

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	10		34
Plan Reviews Completed	508	439	464		1411
Projects completed	194	262	166		622
Residential Permits Issued	54	79	91		224
Commercial Permits Issued	292	248	245		785

SECTION 2: BUILDING PERFORMANCE MEASUREMENTS

FIGURE 2-1

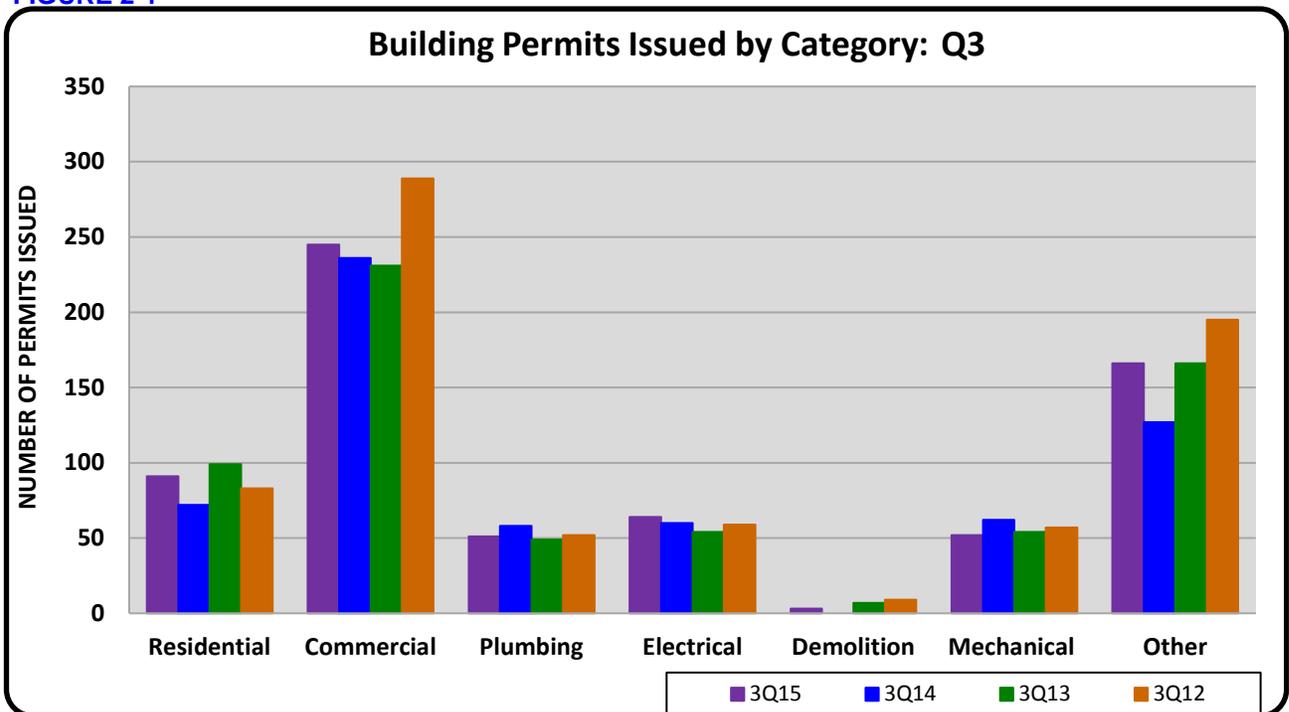




FIGURE 2-2

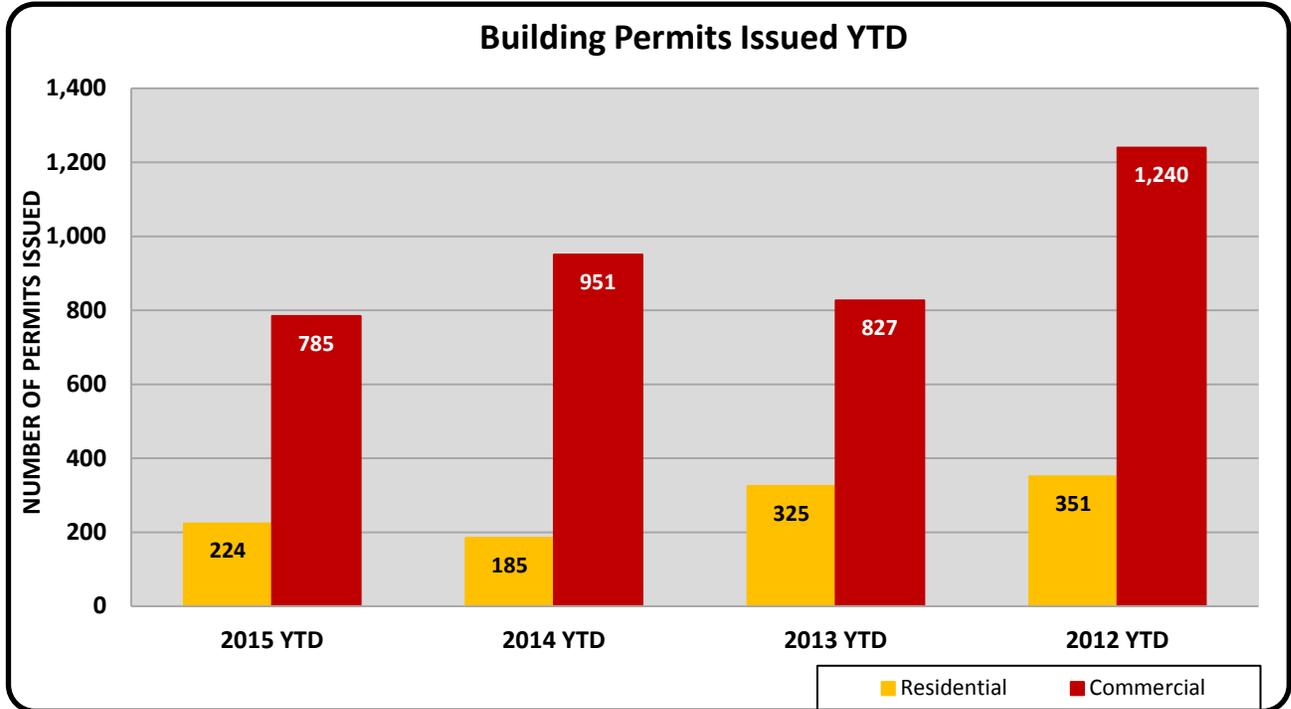


FIGURE 2-3

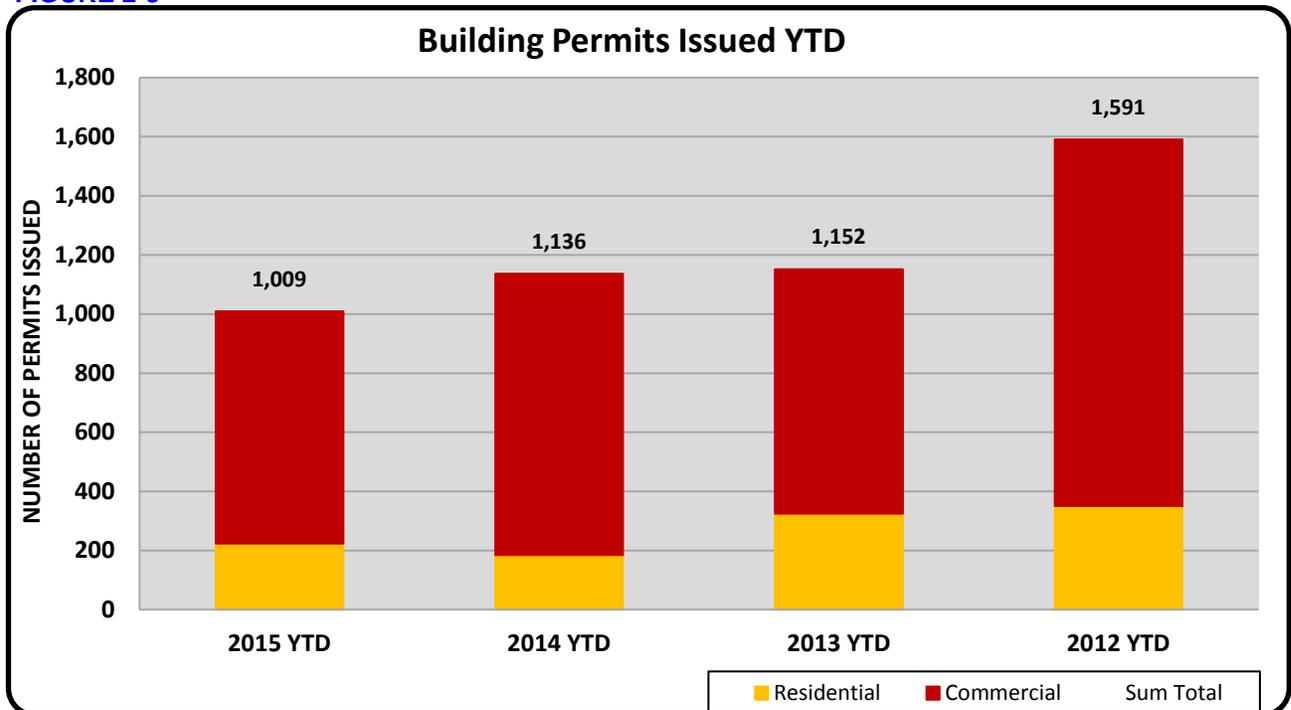




FIGURE 2-4

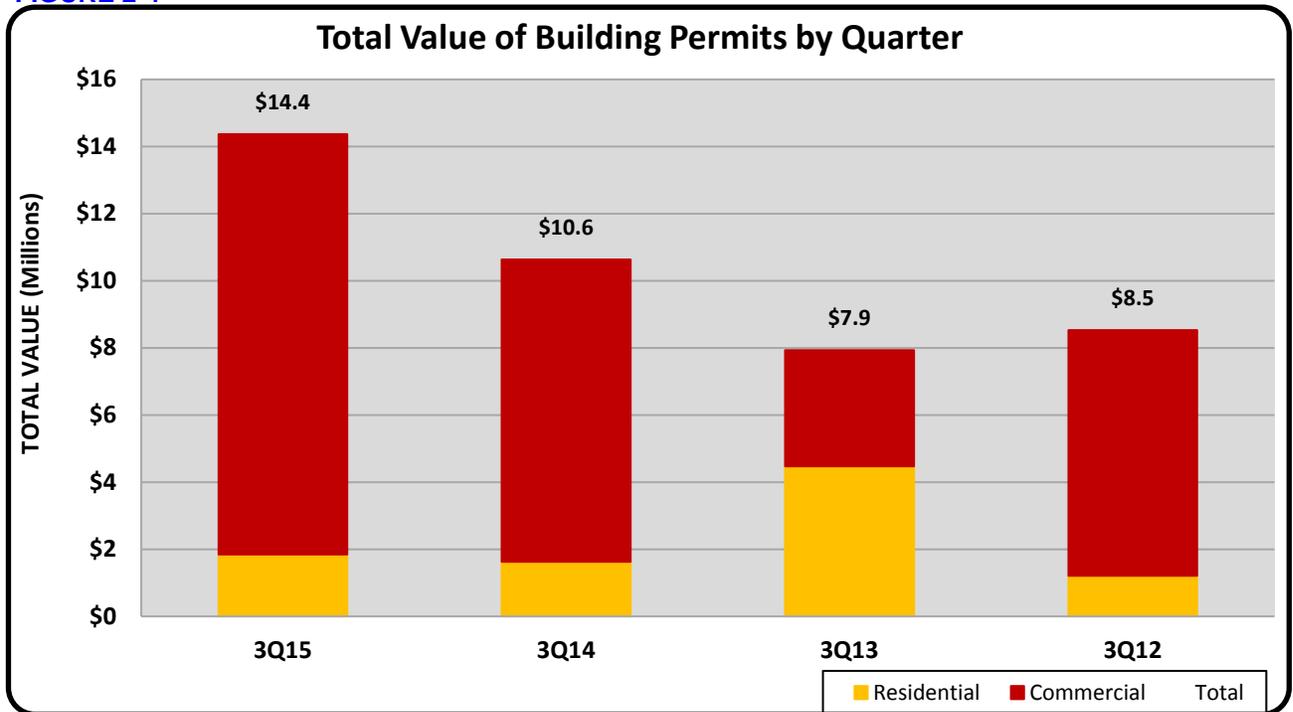


FIGURE 2-5

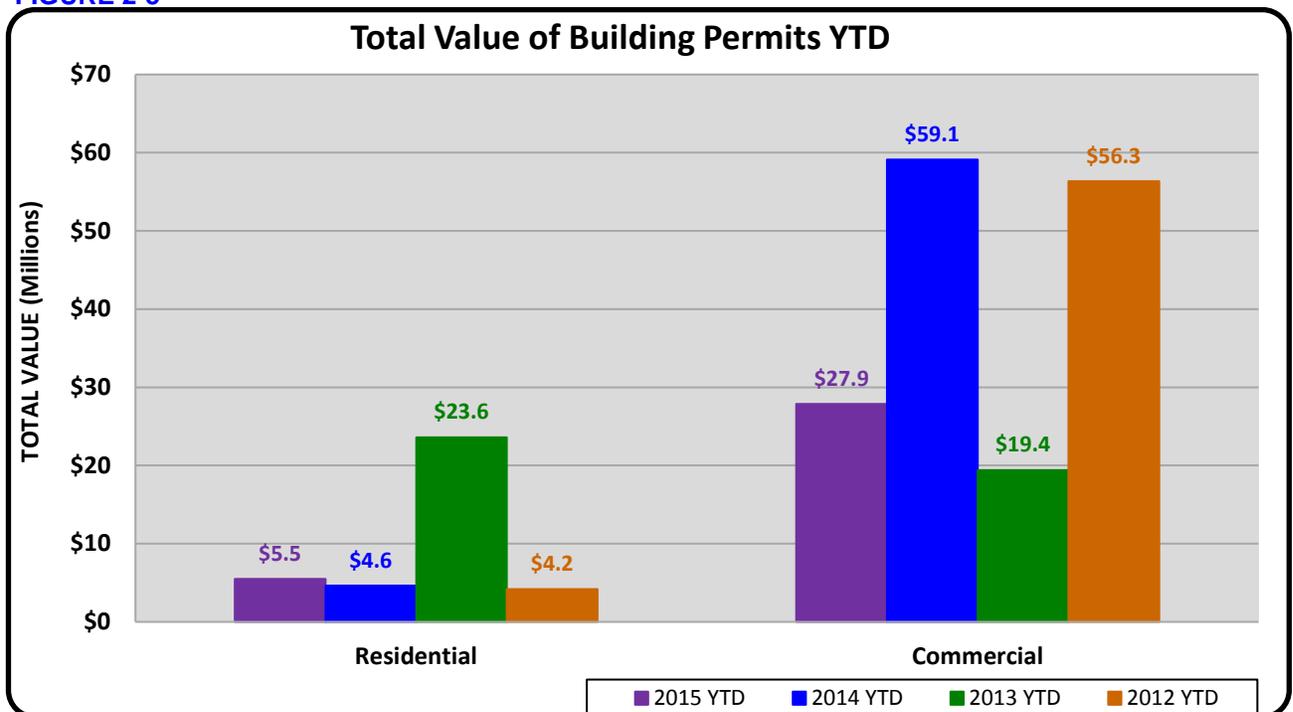




FIGURE 2-6

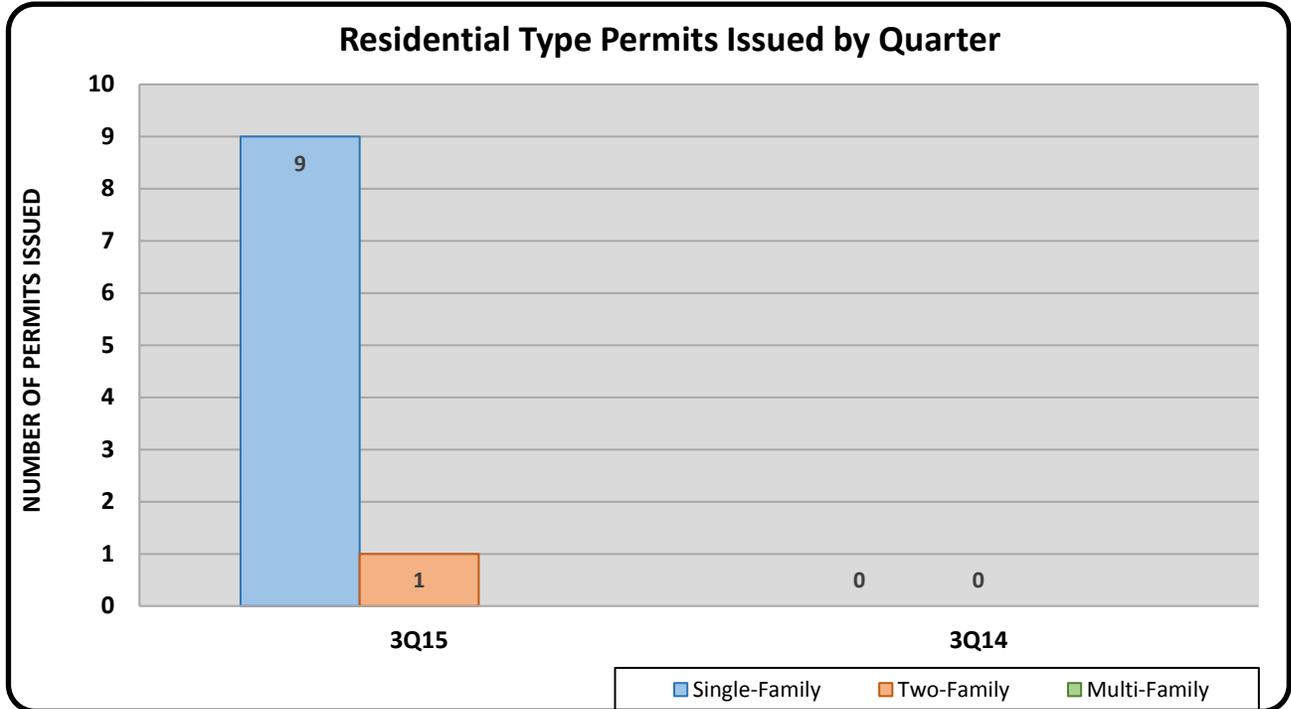


FIGURE 2-7

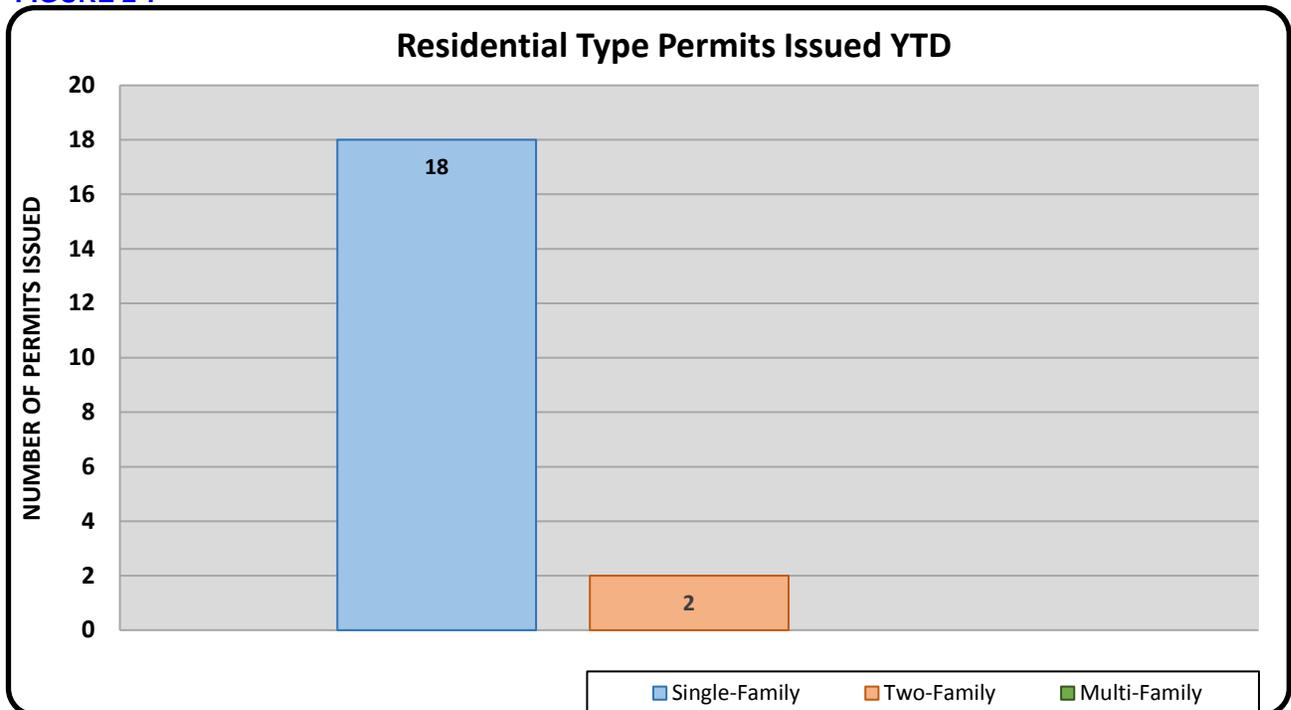




FIGURE 2-8

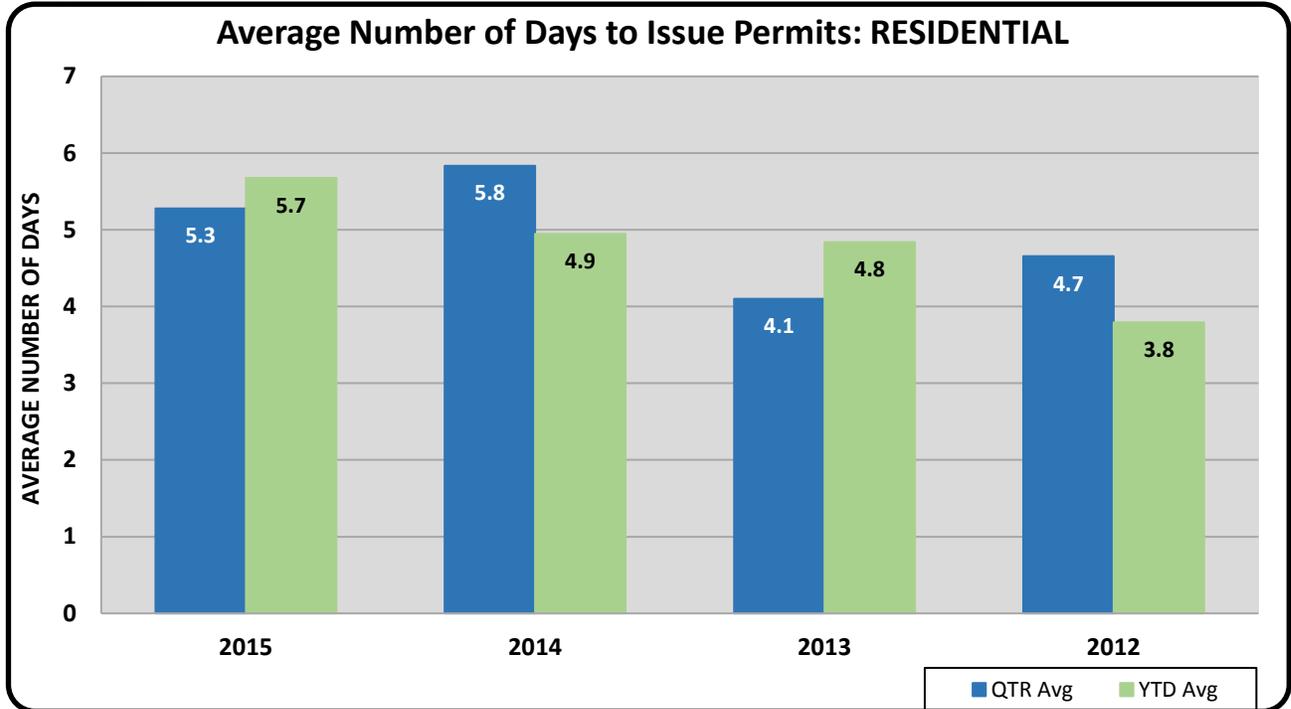


FIGURE 2-9

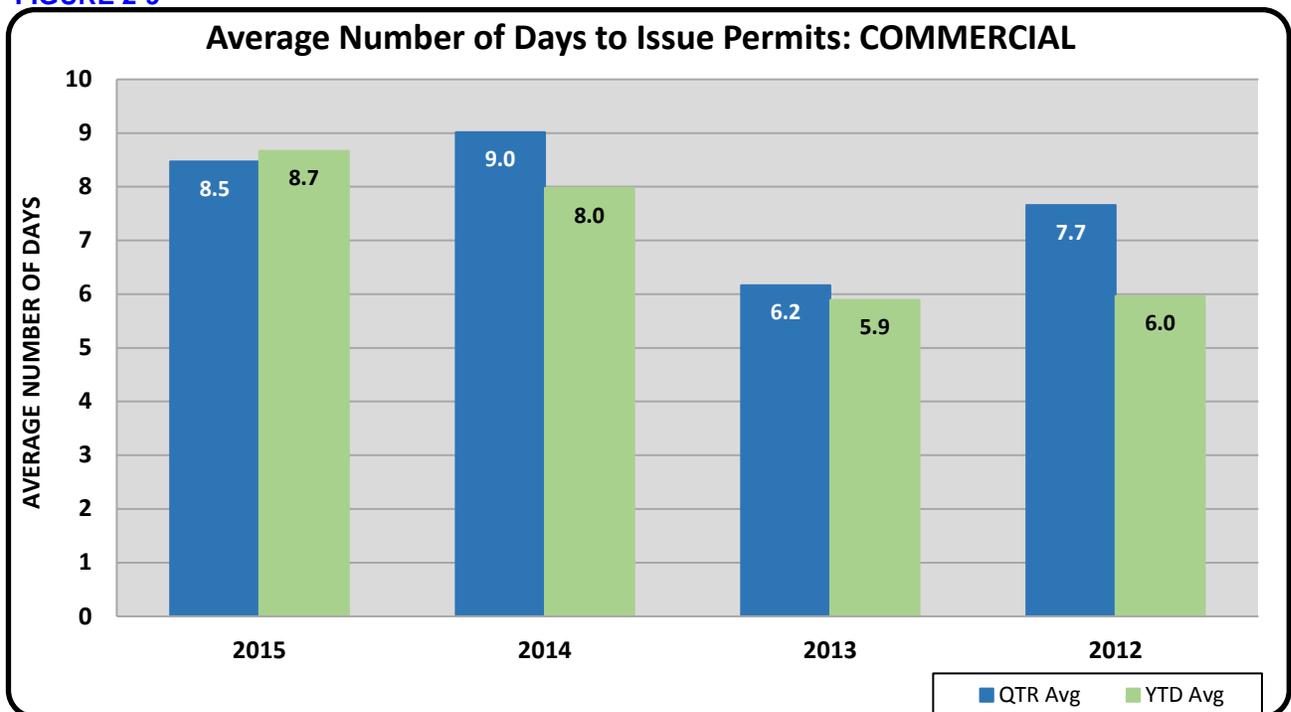




FIGURE 2-10

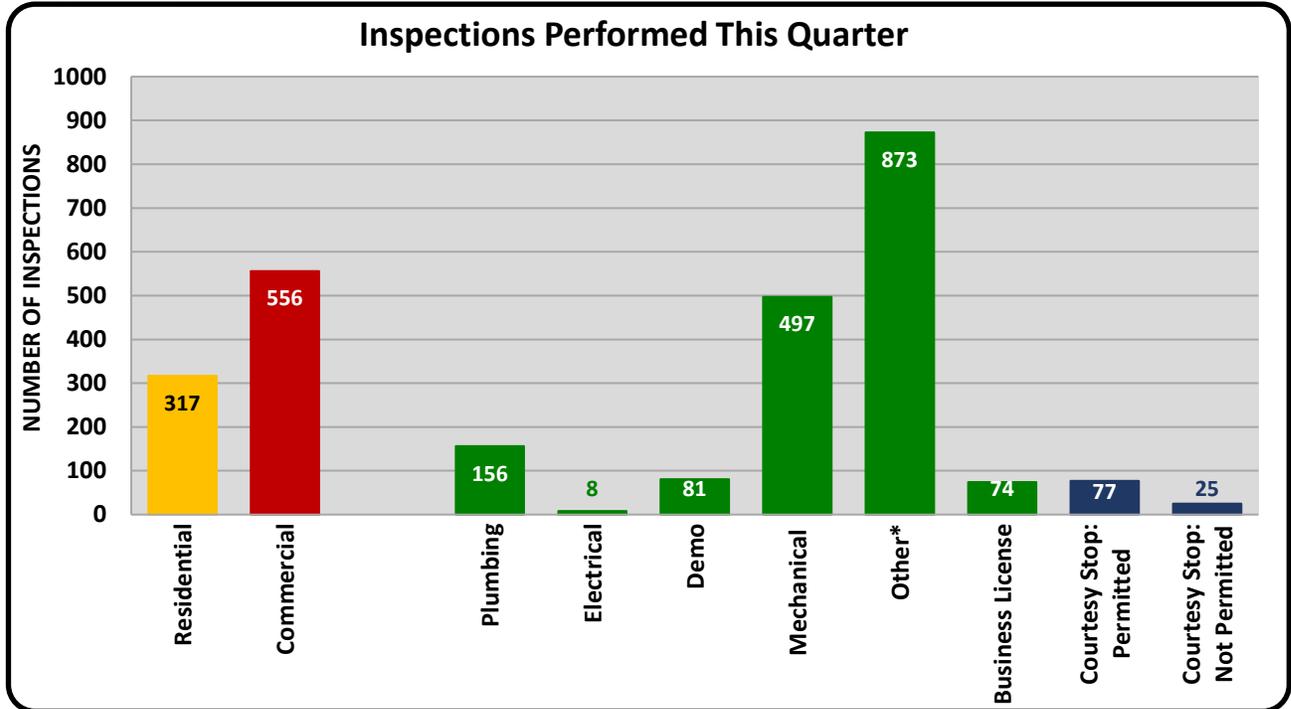
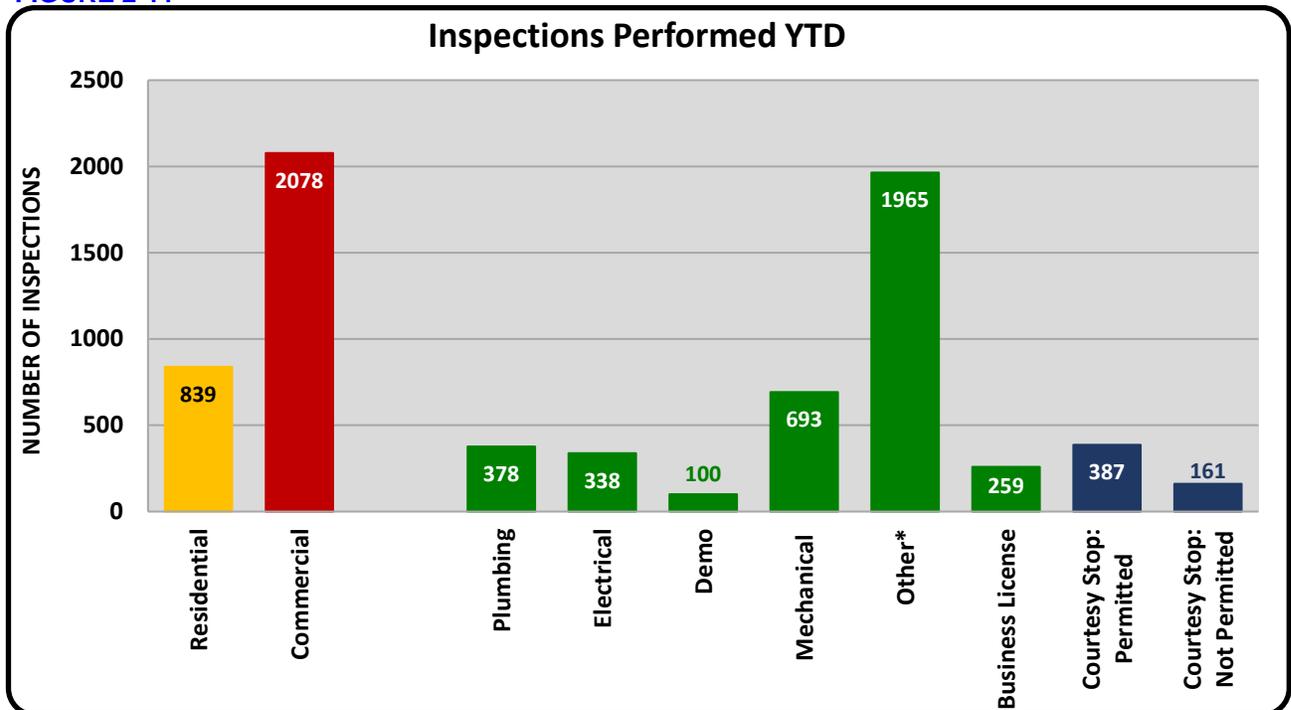


FIGURE 2-11



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



QUARTERLY STATUS REPORT

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TABLE 2-1: 3Q15 Building Permits for Commercial Construction Valued Over \$10,000

Type	Business	Address	Estimated Value
Building	Welk Resort Phase IV Bldg 8	300 Water Mill Ln	\$ 4,680,000
Building	Welk Resort BD 9 PHS 4	400 Water Mill Ln	\$ 3,200,000
Building	Tri-Lakes BioSolids Silo	2855 Fall Creek Rd	\$ 750,000
Building	Villas at Branson Hills	209 Rue de Villas Circle	\$ 600,000
Building	Faith Life Church Classrooms	3701 W State Hwy 76 BD 1	\$ 400,000
Building	McDonalds Remodel	1361 State Hwy 248	\$ 325,000
Building	Walmart Remodel	2050 W. State Hwy 76	\$ 250,000
Building	Summerwinds Bldg Infill	3200 Gretna Rd Ste 145	\$ 192,500
Building	Summerwinds Bldg Infill	3200 Gretna Rd Ste 120	\$ 192,500
Building	Crown Club Inn Bldg 1	1420 W State Hwy 76	\$ 150,000
Building	Jimmy Johns	482 Branson Landing Blvd Ste 105	\$ 125,000
Building	Ozark Valley Inn Solar Panels	2693 Shepherd of the Hills Expy	\$ 100,460
Demolition	Silver Fountain Inn	1425 W State Hwy 76	\$ 100,000
Building	Mansion Theatre	187 Expressway Ln	\$ 80,000
Building	Rue 21	501 Branson Landing	\$ 70,000
Building	Baymont Inn & Suites	1000 W Main St	\$ 59,000
Building	Taneyhills Community Library	210 S Fourth St	\$ 50,000
Building	McDonalds Remodel	515 W Main St	\$ 40,000
Building	McDonalds Remodel	1209 Branson Hills Pkwy	\$ 40,000
Building	Adult Day Care Center	4470 Gretna Rd	\$ 40,000
Building	Code Infill	482 Branson Landing Blvd Ste 107	\$ 30,000
Paving	Branson Manor Apartments	218 S Old County Rd	\$ 28,800
Building	Big O Tire	977 State Hwy 248	\$ 28,000
Building	Woodland Hills Church	3953 Green Mountain Dr	\$ 26,000
Building	Riverbend Repairs	1 Riverstone Dr	\$ 25,000
Building	Cox Lab Renovations	525 Branson Landing Blvd	\$ 25,000
Building	Crown Valley Distillery Entry	1420 W State Hwy 76	\$ 20,000
Building	Courtyard Plaza	2404 State Hwy 248	\$ 20,000
Building	Maes Apartment	4783 Fall Creek Rd Ste H	\$ 19,000
Building	Cox Health Ceiling	525 Branson Landing Blvd	\$ 15,000
Paving	First Baptist Church	400 S Sunshine	\$ 13,500
Building	Lakeside Shoppes White Box	490 Branson Landing Blvd Ste 305	\$ 13,333
Building	Lakeside Shoppes White Box	490 Branson Landing Blvd Ste 303	\$ 13,333
Building	Lakeside Shoppes White Box	490 Branson Landing Blvd Ste 301	\$ 13,333
Building	Sight & Sound Garage Door	1001 Shepherd of the Hills Expy	\$ 12,108
Paving	Grand Oaks Hotel	2315 Green Mountain Dr	\$ 11,900
Building	Pointe Royale Condo's Garage	112 Overlook Dr	\$ 10,000
Building	Pointe Royale Condo's Garage	189 Avondale Dr	\$ 10,000
Electrical	Dicks 5 & 10	103 W Main St	\$ 10,000
Building	Camden Hotel Storage Bldg SLAB ONLY	275 Tanger Blvd	\$ 10,000
Mechanical	Rack Room Shoes	300 Tanger Blvd Ste 114	\$ 10,000



QUARTERLY STATUS REPORT

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TABLE 2-2: 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



SECTION 3: CODE ENFORCEMENT ACTIVITY

ENFORCEMENT SUMMARY

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

669 Total Files Opened	63% of Closed Complaints Resolved Verbally*
639 Total Confirmed Violations	22% of Closed Complaints Resolved via Courtesy Notice*
96% Confirmed Complaints	15% of Closed Complaints Resolved via Notice & Order*
42 Violations Currently Open	1% of Closed Complaints Resolved via Citation*
597 Confirmed Violation Files Closed	
93% Closure Rate for Confirmed Violations	(*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	264	1%	262	4%	253	65%	153	-32%	224
	closed	256	3%	248	1%	245	70%	144	-35%	221
Signs	opened	140	-31%	204	44%	142	-5%	149	-11%	168
	closed	136	-30%	195	46%	134	-6%	143	-13%	165
Trash / Rubbish	opened	74	-8%	80	-16%	95	23%	77	-9%	85
	closed	67	-7%	72	-20%	90	29%	70	-8%	76
Vehicles	opened	35	106%	17	55%	11	-48%	21	-28%	29
	closed	33	94%	17	70%	10	-47%	19	-27%	26
Property Maint.	opened	60	28%	47	12%	42	-24%	55	22%	45
	closed	47	27%	37	12%	33	-21%	42	5%	40
Multiple Issues	opened	12	71%	7	-36%	11	10%	10	-29%	14
	closed	6	0%	6	-40%	10	43%	7	-36%	11
Safety	opened	10	11%	9	200%	3	-57%	7	133%	3
	closed	8	14%	7	600%	1	-86%	7	250%	2
Zoning, general	opened	42	-36%	66	2%	65	491%	11	-15%	13
	closed	41	-36%	64	3%	62	589%	9	-31%	13
Building, general	opened	2	100%	1		0		0		0
	closed	2	100%	1		0		0		0
Weekly Rental	opened	0		0		0		1		0
	closed	0		0		0		1		0
TOTALS	opened	639	-8%	693	11%	622	29%	484	-17%	581
	closed	596	-8%	647	11%	585	32%	442	-20%	554



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	36	38	21				264
Signs	21	6	12	10	22	27	20	9	13				140
Trash	3	3	19	5	7	9	8	11	9				74
Safety	2		2			2	2	2					10
Vehicles	8	3	5	4	4	4	3	1	3				35
Nightly / Weekly Rental													0
No Permit		1											1
Abandon House													0
Multiple					1	4	2	3	2				12
Zoning, general	10	1	5	5	4	5	8	2	2				42
Building, general							1						1
Property Maint., general	12	2	7	2	6	3	18	4	6				60
Total Violations	56	16	50	88	99	106	98	70	56				639

FIGURE 3-1

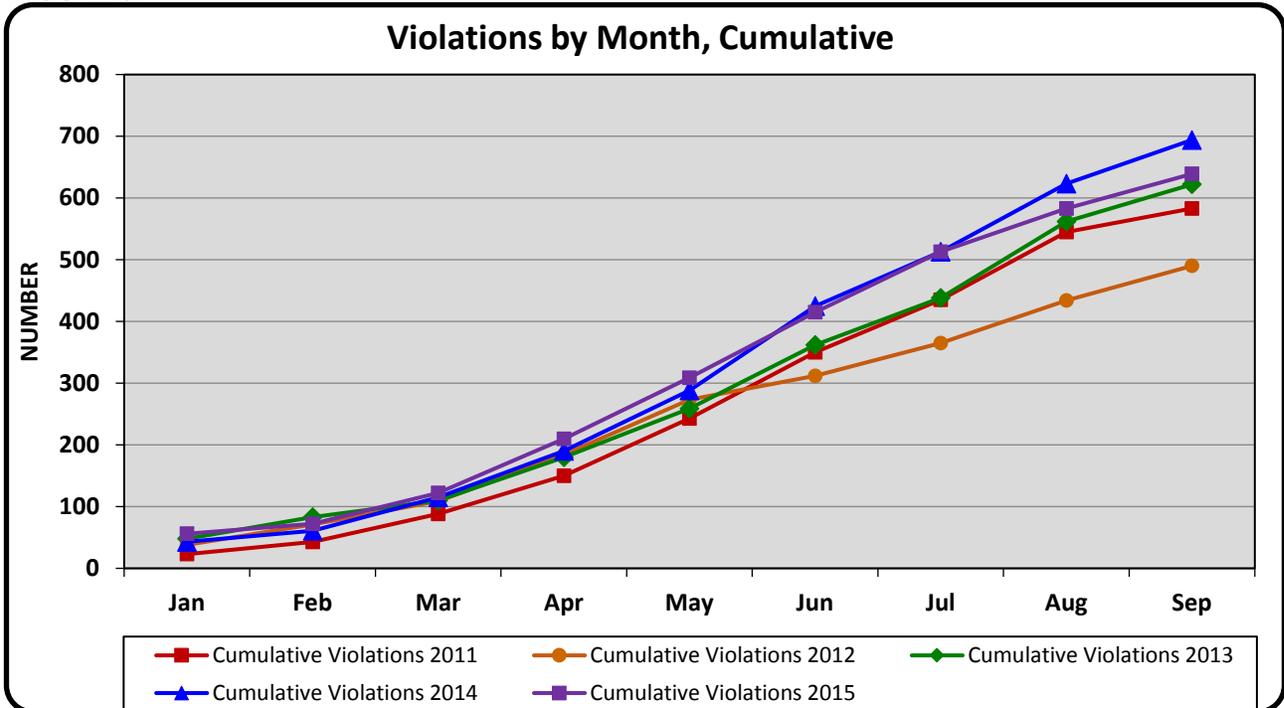




FIGURE 3-2

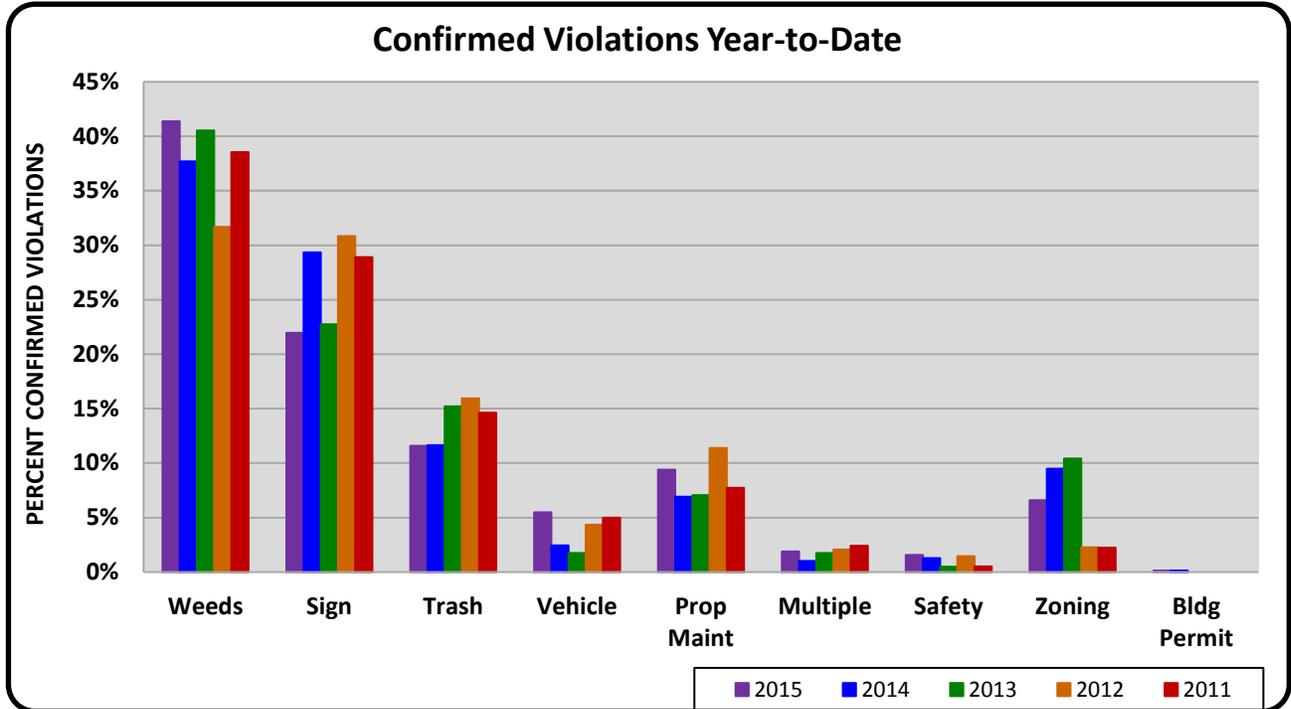


FIGURE 3-3

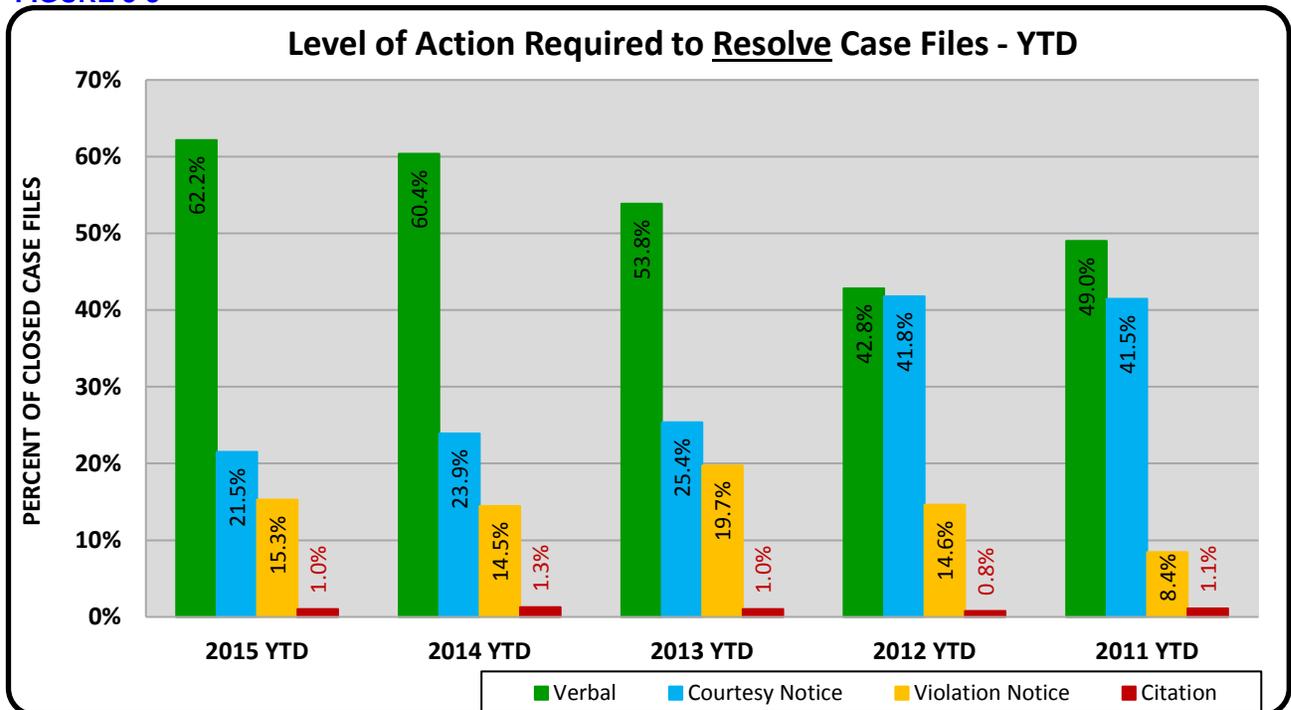
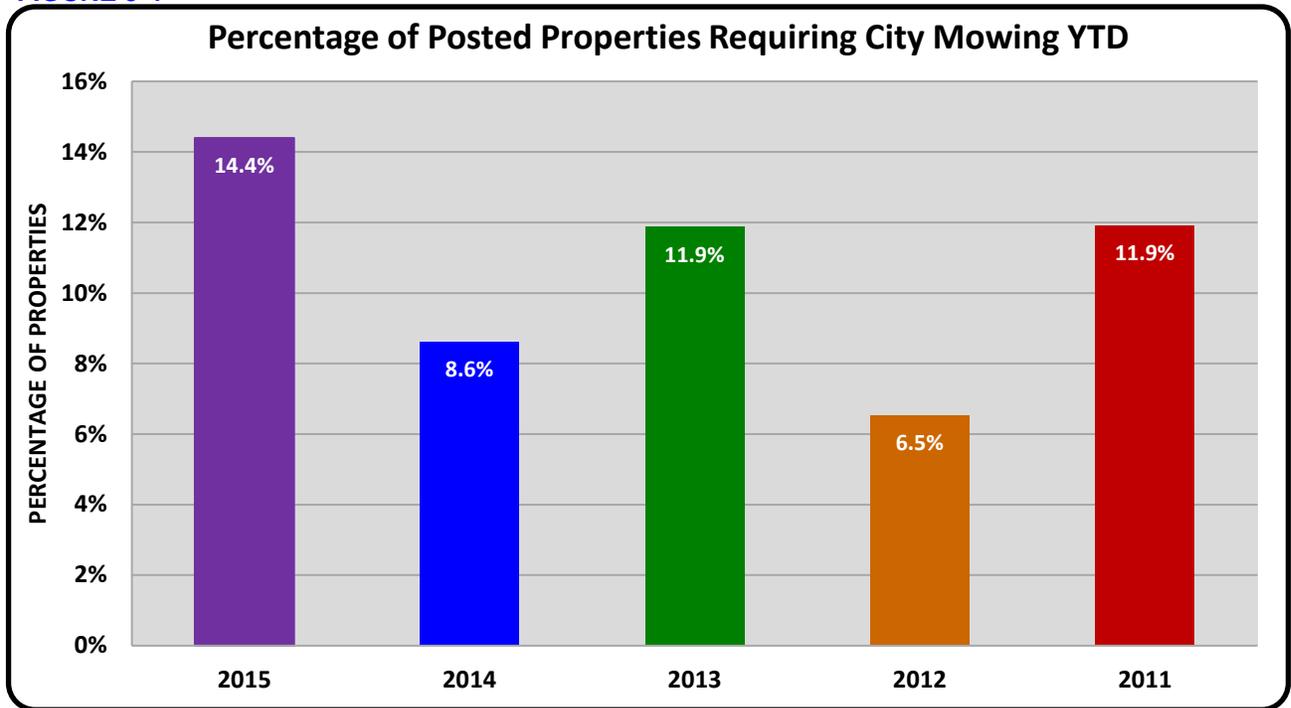




TABLE 3-3: Weed Abatement

Total Weed Violations	264	
No Violation	11	4.2%
No Action Required	0	0.0%
Verbal Request to Mow	48	18.2%
Courtesy Notice Issued	4	1.5%
Notice & Order Issued	155	58.7%
Mowed by City	38	14.4%

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
110 EDEN WAY	Fugitt	Property Maintenance, general	1
1630 MILLER DR	Martinosky	Garbage/Rubbish improperly stored / not collected	1
1106 W STATE HWY 76	Branson Plaza Motel	Safety	4
705 SUNSET LN	Hudson/Haynie	Garbage/Rubbish improperly stored / not collected	2
311 VETERANS BLVD	Taney Motel	Zoning, general	3
251 EXPRESSWAY LN	Travel Inns signs	Sign	3
3518 W STATE HWY 76	Greenbriar	Property Maintenance, general	4
220 S WILDWOOD DR	Getaway Inn / Red Door Inn	Property Maintenance, general	7
3306 SHEPHERD OF THE HILLS EXPWY	Almost Home	Multiple	5
3033 SHEPHERD OF THE HILLS EXPWY	Westwood Inn	Property Maintenance, general	1
175 GOLF VIEW DR #1-143	Grand Regency @ Thousand Hills	Multiple	7



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

Property Address	Occurrences
210 S WILDWOOD DR	7
1700 W STATE HWY 76	6
2855 W STATE HWY 76 #101	6
1023 W MAIN ST	5
1115 W STATE HWY 76	5
1435 W STATE HWY 76	5
305 GRETNA RD	5
3470 KEETER ST	5
416 S BUS 65	5

TABLE 3-5:
 210 S. Wildwood Dr. is the old Knights Inn motel with violations being weeds, graffiti, and rubbish. 1700 W. Hwy 76 is the Ramada / Rowdy Beaver property where violations were mowing, signs, pennants, etc. 2855 W. Hwy 76 is "Samson Village" where we have had weed, sign, and display of merchandise problems.

TABLE 3-6:
 1023 W. Main St. is the Good Shepherd Inn where an overflowing dumpster and general rubbish issues have been a constant problem. Being under new ownership we hope that these violations will cease. 2050 W. State Hwy 76 (Walmart) are zoning violations for cars parked for sale in their parking lot. 2855 W. Hwy 76 is "Samson Village" where we have had weed, sign, and display of merchandise problems. 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. With the property sold and under development, these issues will no longer be a problem. 1700 W. Hwy 76 is the Ramada / Rowdy Beaver property where violations were mowing, signs, pennants, etc.

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

Property Address	Occurrences
1023 W MAIN ST	27
2050 W STATE HWY 76	25
2855 W STATE HWY 76 #101	25
3705 W STATE HWY 76	25
1425 W STATE HWY 76	23
1700 W STATE HWY 76	23
1129 W STATE HWY 76	21
201 JESS-JO PKWY	21
1115 W STATE HWY 76	19
210 S WILDWOOD DR	19
1201 W STATE HWY 76	18
1013 W HIGHLAND ST	17
3305 W STATE HWY 76	17
907 W MAIN ST	17
1107 W STATE HWY 76	16
1166 W STATE HWY 76	16
1900 W STATE HWY 76	16
2500 W STATE HWY 76	16
915 W MAIN ST	16
1414 W STATE HWY 76	15
3015 W STATE HWY 76	15
3506 W STATE HWY 76	15
2410 W STATE HWY 76	14
2821 W STATE HWY 76	14
2924 SHEPHERD OF THE HILLS EXPWY	14
416 S BUS 65	14
505 GRETNA RD	14
616 W College St	14



SECTION 4: CODE ENFORCEMENT PERFORMANCE MEASUREMENTS

FIGURE 4-1

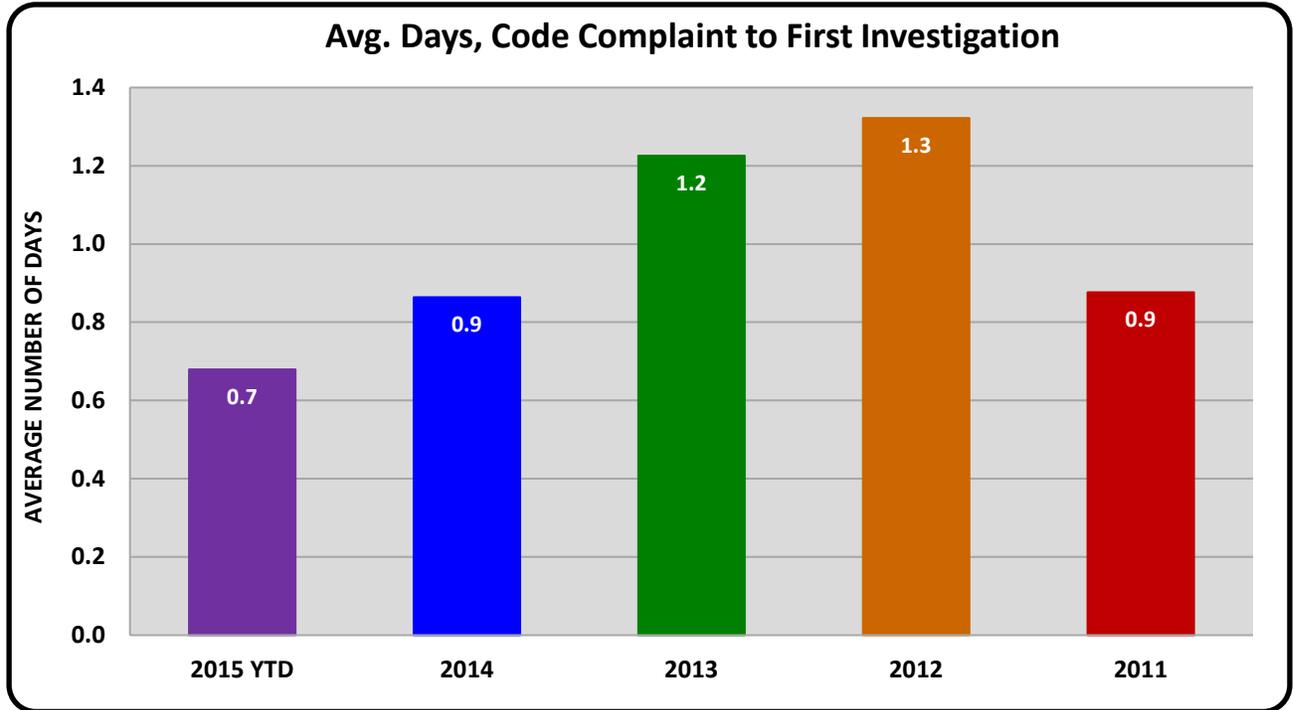


FIGURE 4-2

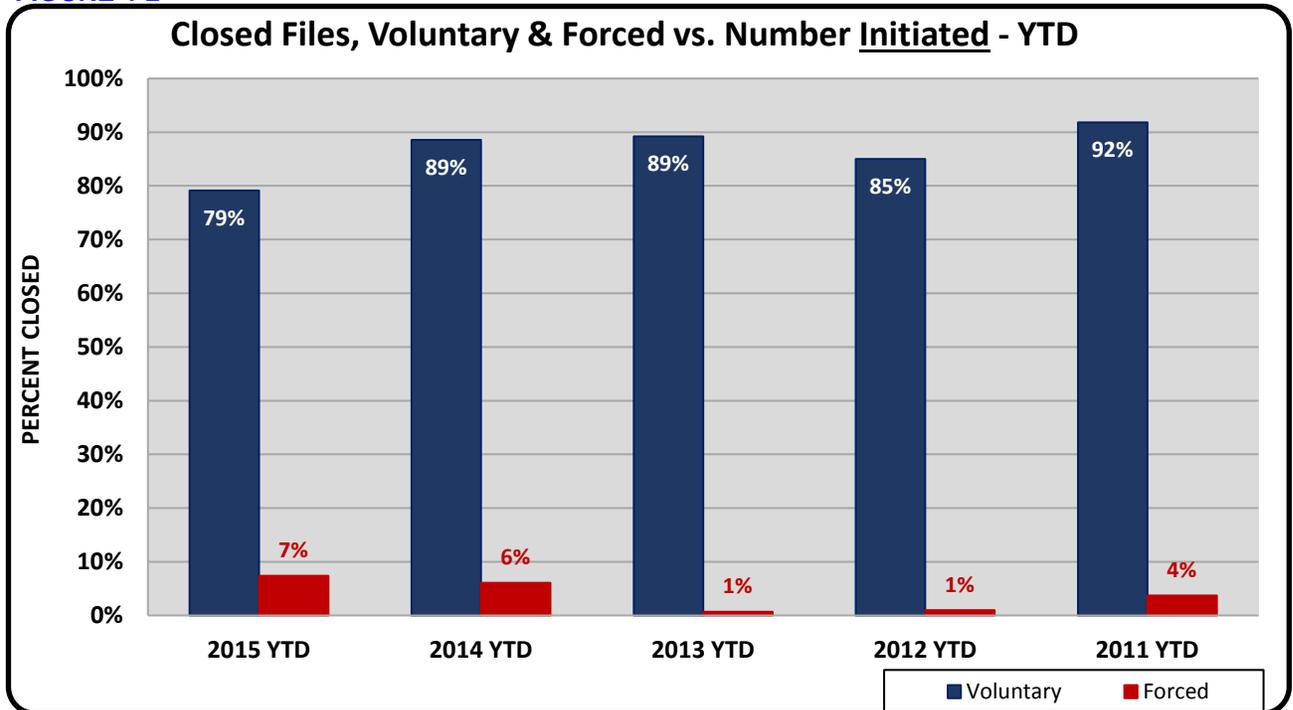




FIGURE 4-3

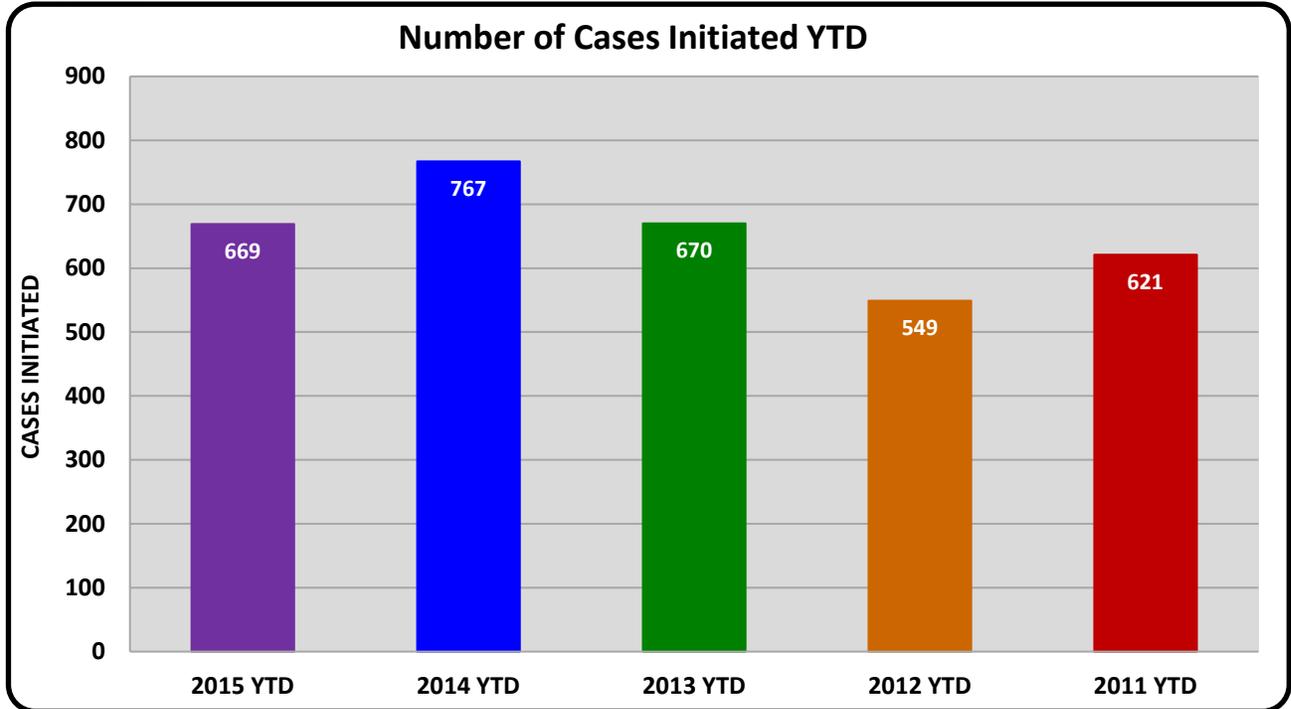
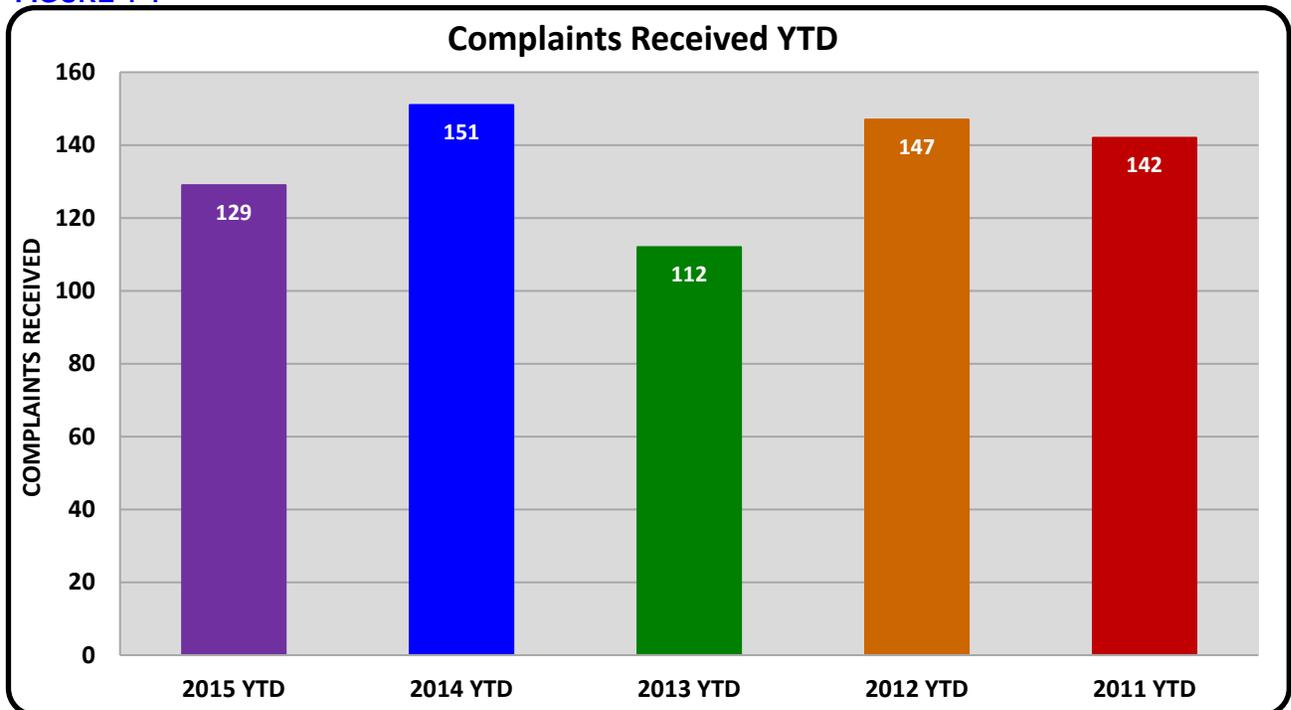


FIGURE 4-4





SECTION 5: SIGN ACTIVITY

TABLE 5-1: Sign Removals (2015)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Garage Sale	11	4	5	20	40	74	36	37	31				258
Real Estate		2	1	8	6	5	4	2	2				30
Political													0
Business Advertisement	4	1	4	3	5	6	13	3	4				43
Employment / Hiring													0
Moving Sale													0
Other				1			3		1				5
TOTALS	15	7	10	32	51	85	56	42	38				336

FIGURE 5-1

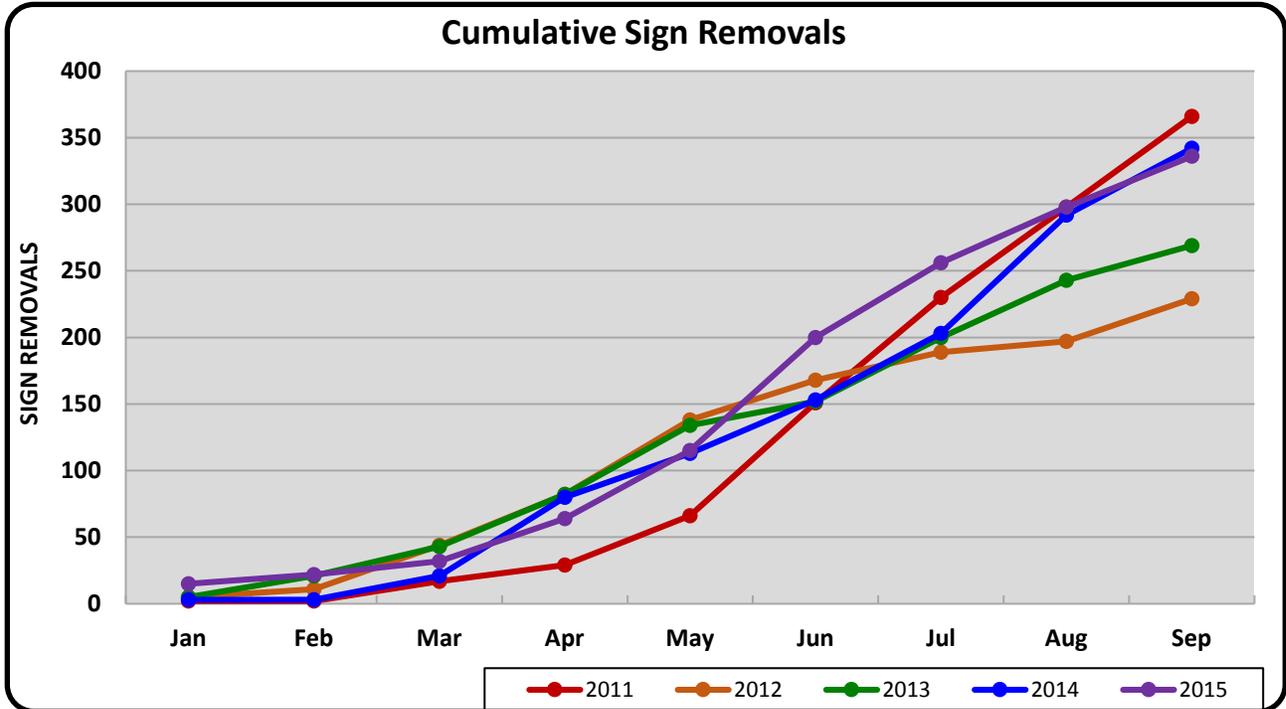




FIGURE 5-2

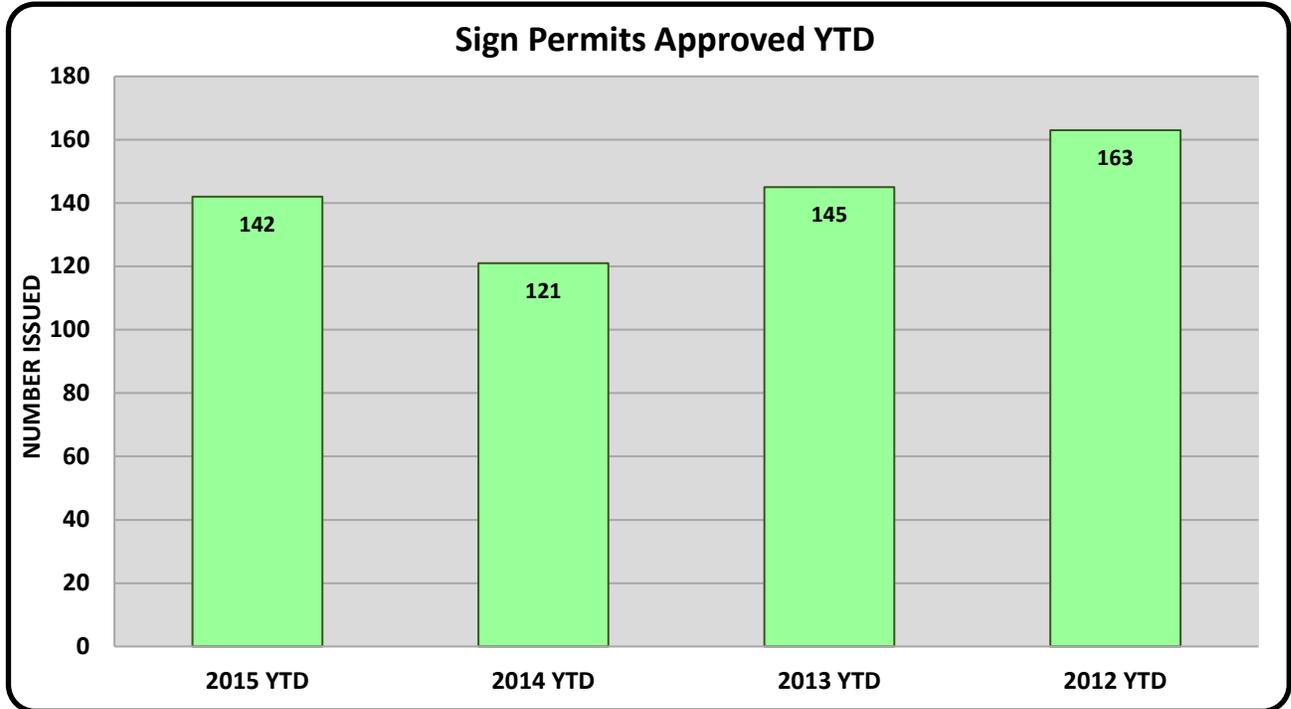


FIGURE 5-3

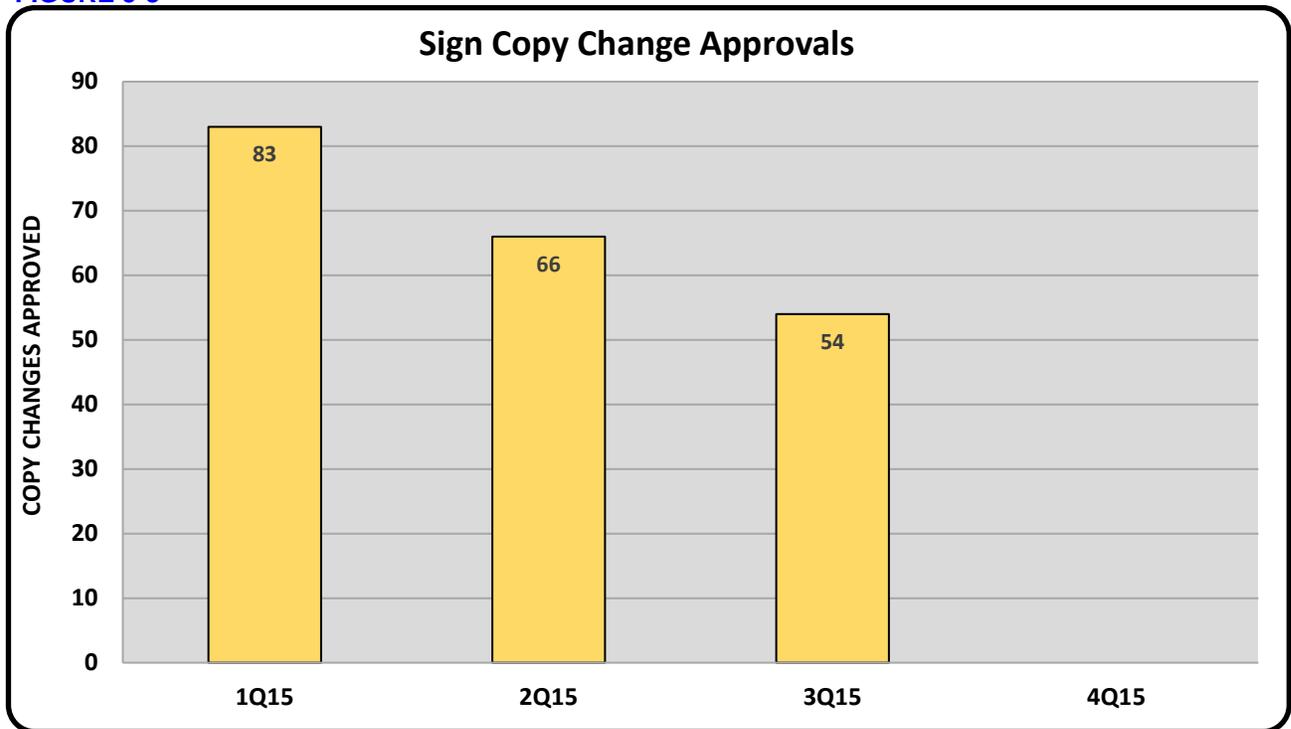




FIGURE 5-4

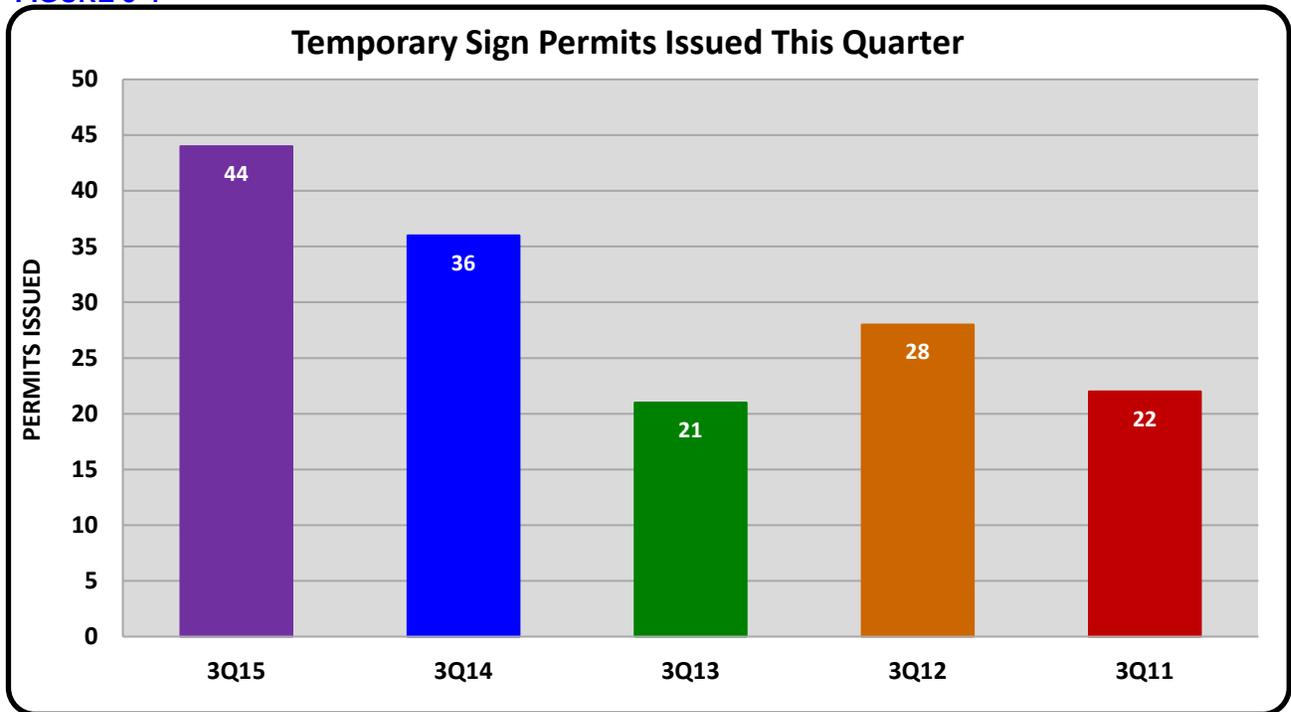
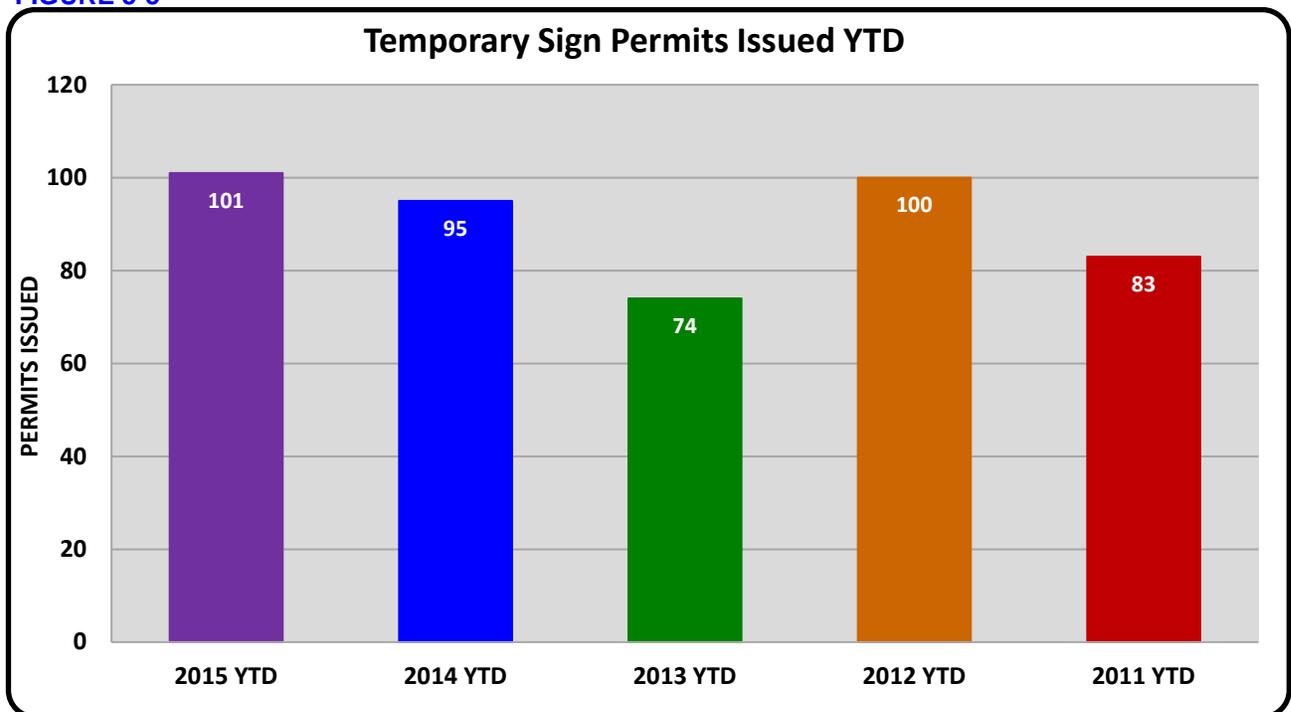


FIGURE 5-5





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					2
Condominium Split			1										1
Easement Vacation													0
Final Subdivision Plat							1						1
Final Subdivision Replat													0
Minor Subdivision Replat	1	2	1			1							5
Municipal Code Amendment	2	1											3
Planned Development													0
PD Amendment								1					1
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			1				6
Special Use	1			1	1								3
Street Vacation													0
Variance													0
Zoning Request					1								1
Zoning Change				1	1				2				4
Tree Removal Requests	5	5	4	14	13	5	7	13	14				80
Open for Business	1	1		2	2	3		5					14
TOTALS	12	12	7	20	21	12	8	20	17				129

FIGURE 6-1

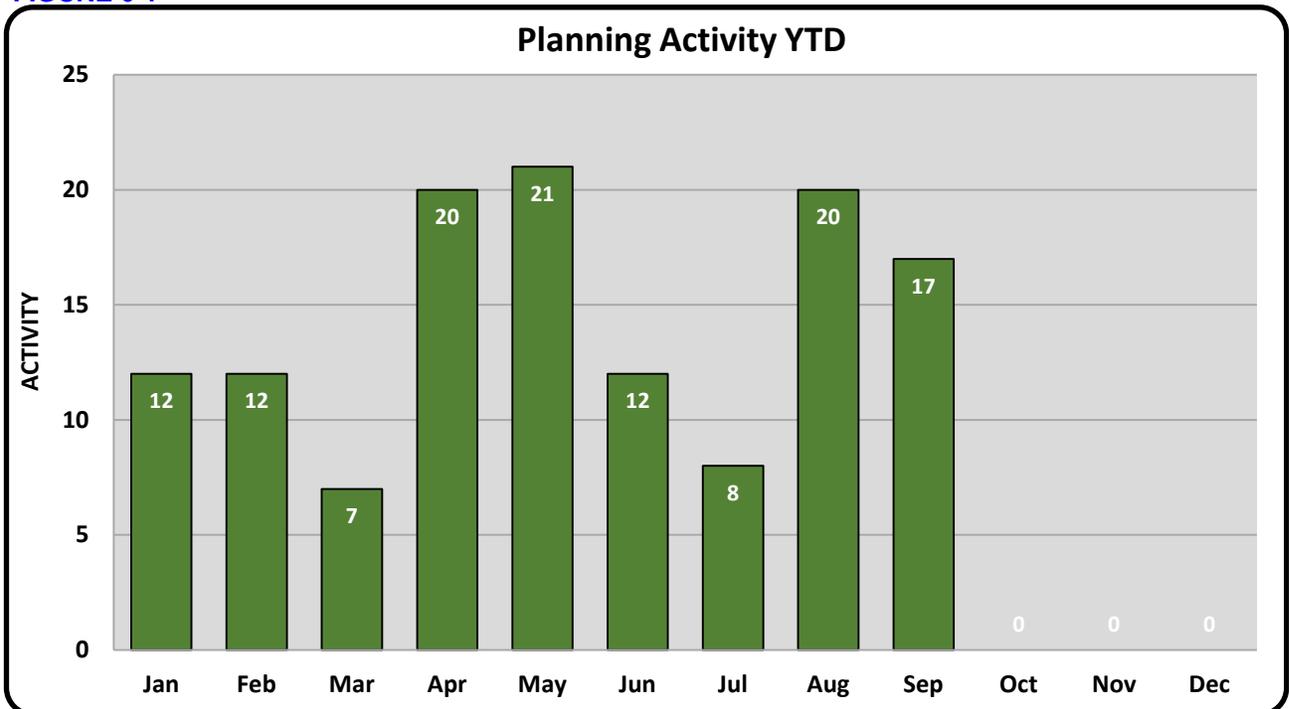




FIGURE 6-2

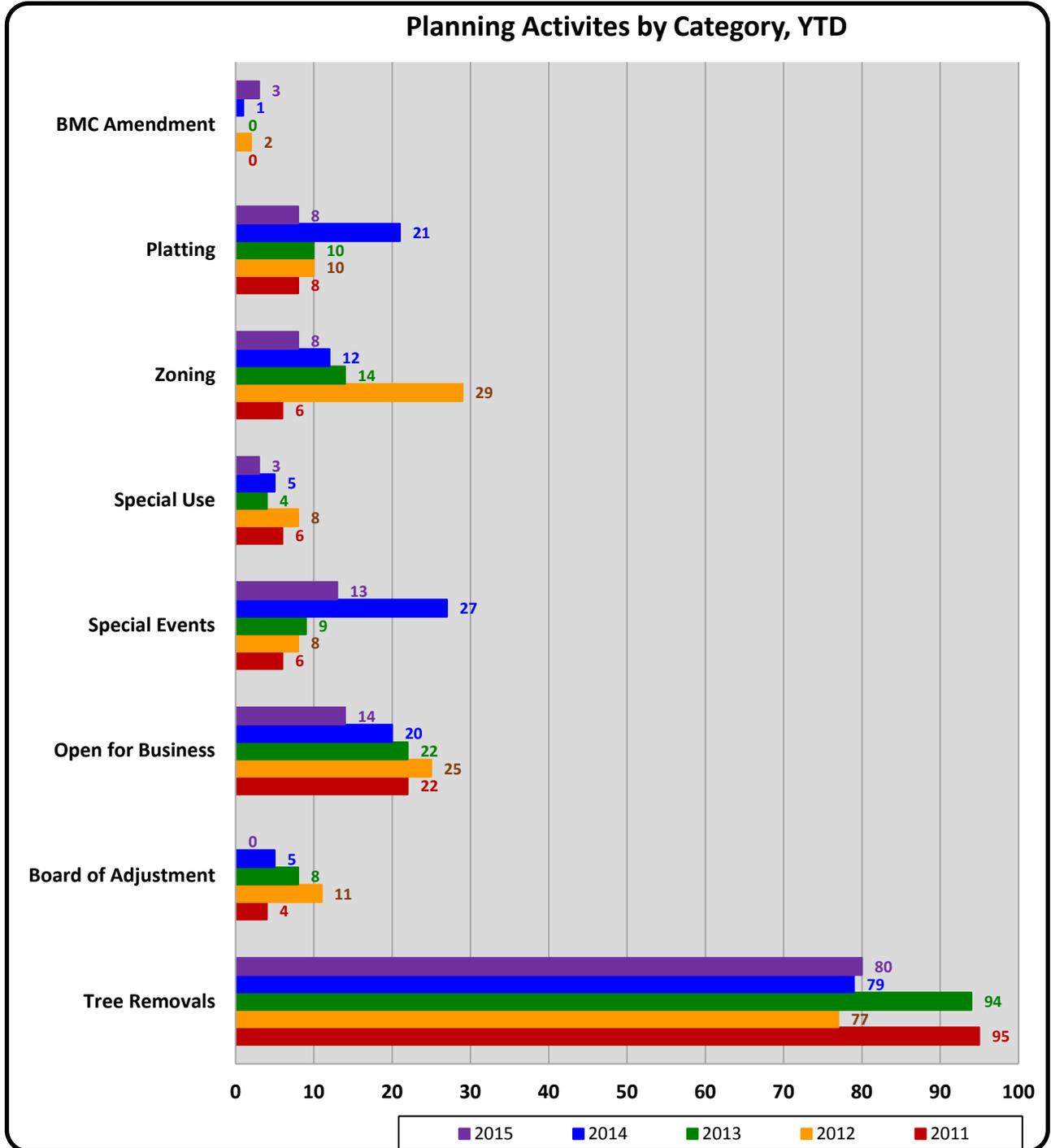
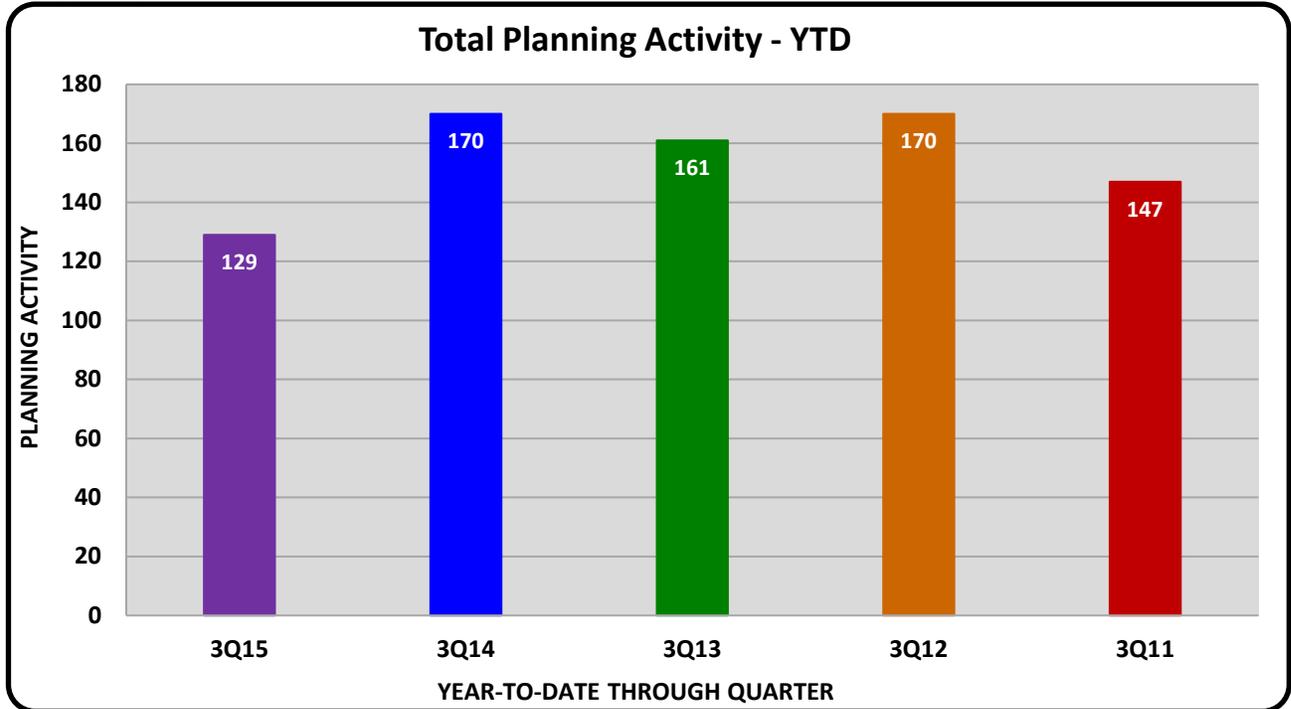




FIGURE 6-3





SECTION 7: PLANNING DEPARTMENT SURVEYS

SURVEY SUMMARY

332 Surveys Issued
 59 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	76%	9%	11%	0%	0%	4%
Clarity and helpfulness of information received	63%	20%	12%	0%	0%	5%
Timeliness of the permit process	66%	26%	7%	0%	2%	0%
Explanation of the inspection process	61%	21%	4%	0%	0%	14%
Timeliness of inspections performed	69%	17%	3%	0%	0%	10%
Consistency and fairness in applying codes	68%	14%	5%	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%	--