



CITY OF **BRANSON**
Planning & Development

110 West Maddux St., Suite 215, Branson, Missouri 65616
(417) 337-8549 FAX (417) 334-2391

QUARTERLY STATUS REPORT

FIRST QUARTER 2016
JANUARY through MARCH

Director

Joel Hornickel

Building Department

Roy Swarms

Code Enforcement

Keith Crawford

Administration

Stephenie Schultz



TABLE OF CONTENTS

SECTION	PAGE
Section 1: Building Division Activity	1
Section 2: Building Performance Measurements	1
Building Permits Issued	1
Building Permit Valuations	3
Residential Type Permits Issued	4
Days to Issue Permits	5
Inspections Performed	6
Commercial Building Permits Over \$10,000	7
Section 3: Code Enforcement Activity	8
Enforcement Summary	8
Code Violations Data	8
Weed Abatement	11
Citations Issued	12
Repeat Occurrences	13
Section 4: Code Enforcement Performance Measurements	14
Rates of Voluntary and Forced Compliance	14
Complaints Received	15
Section 5: Sign Activity	16
Sign Removals	16
Sign Permits Approved	17
Temporary Signs	18
Section 6: Planning Activity	19
Section 7: Planning Department Surveys	22



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
Plan Reviews Completed	523				523
Projects completed	177				177
Residential Permits Issued	127				127
Commercial Permits Issued	309				309

SECTION 2: BUILDING PERFORMANCE MEASUREMENTS

FIGURE 2-1

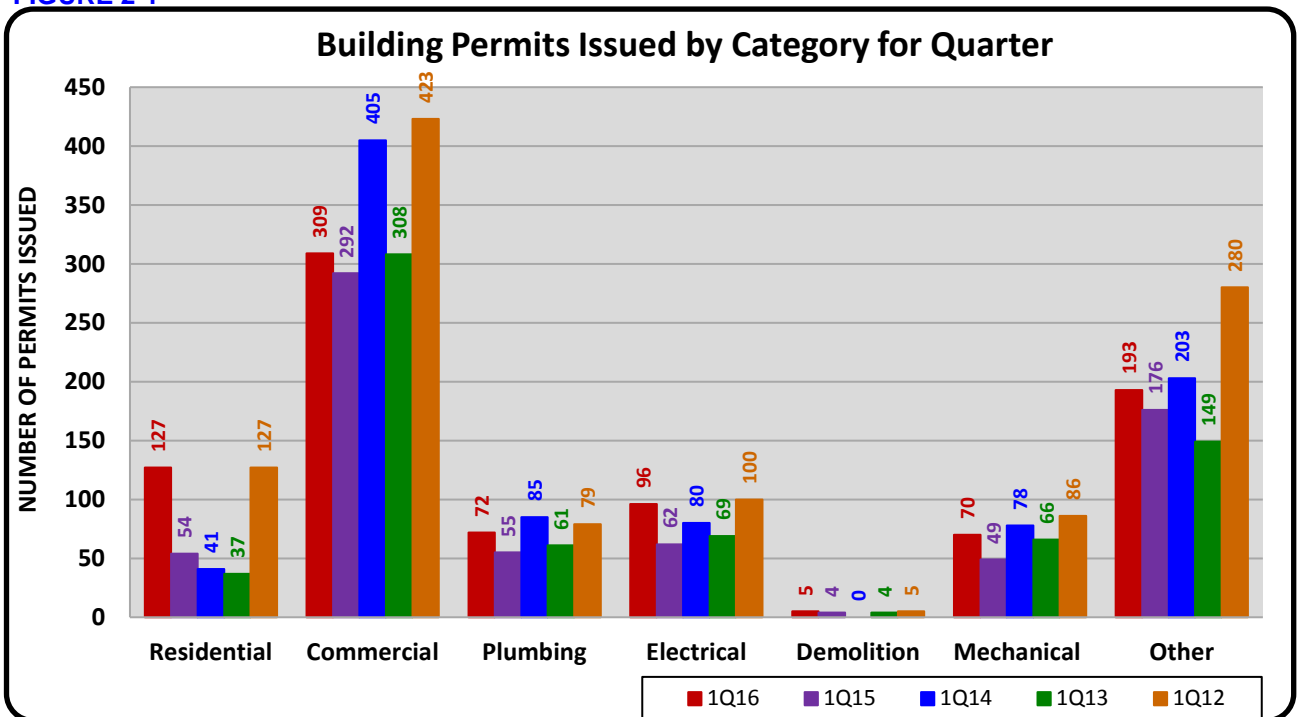




FIGURE 2-2

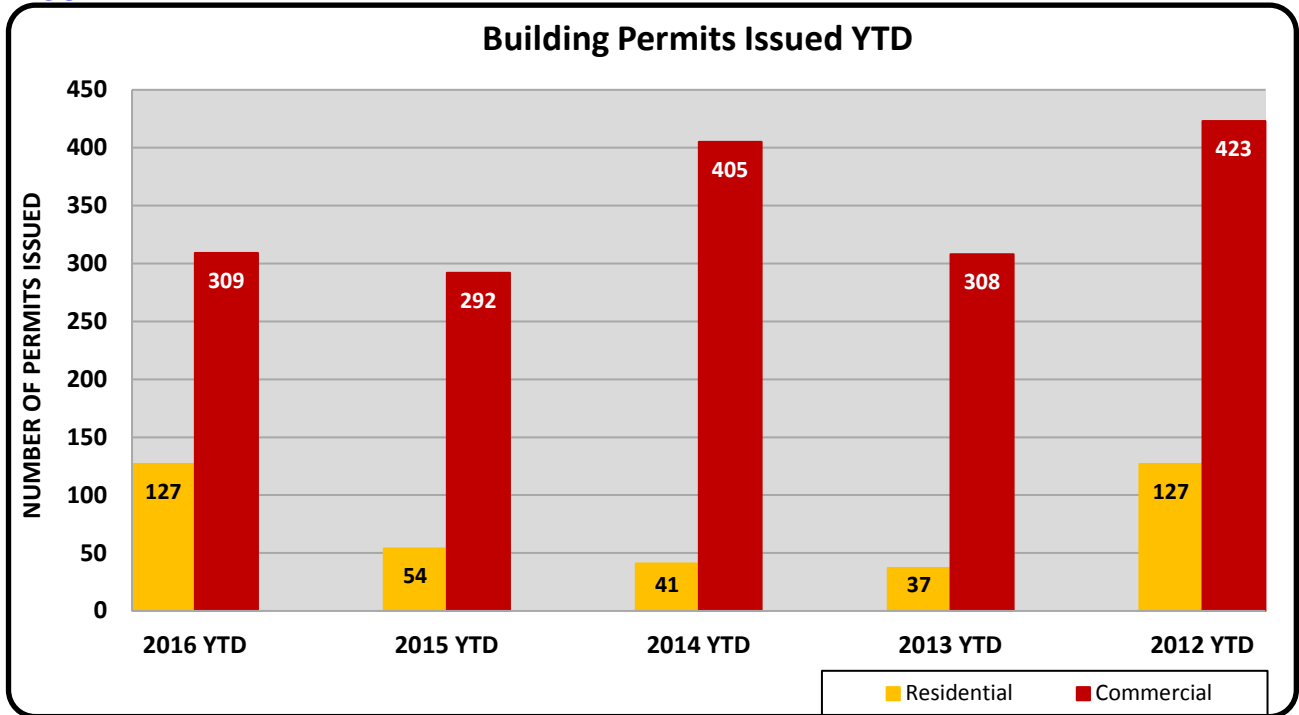


FIGURE 2-3

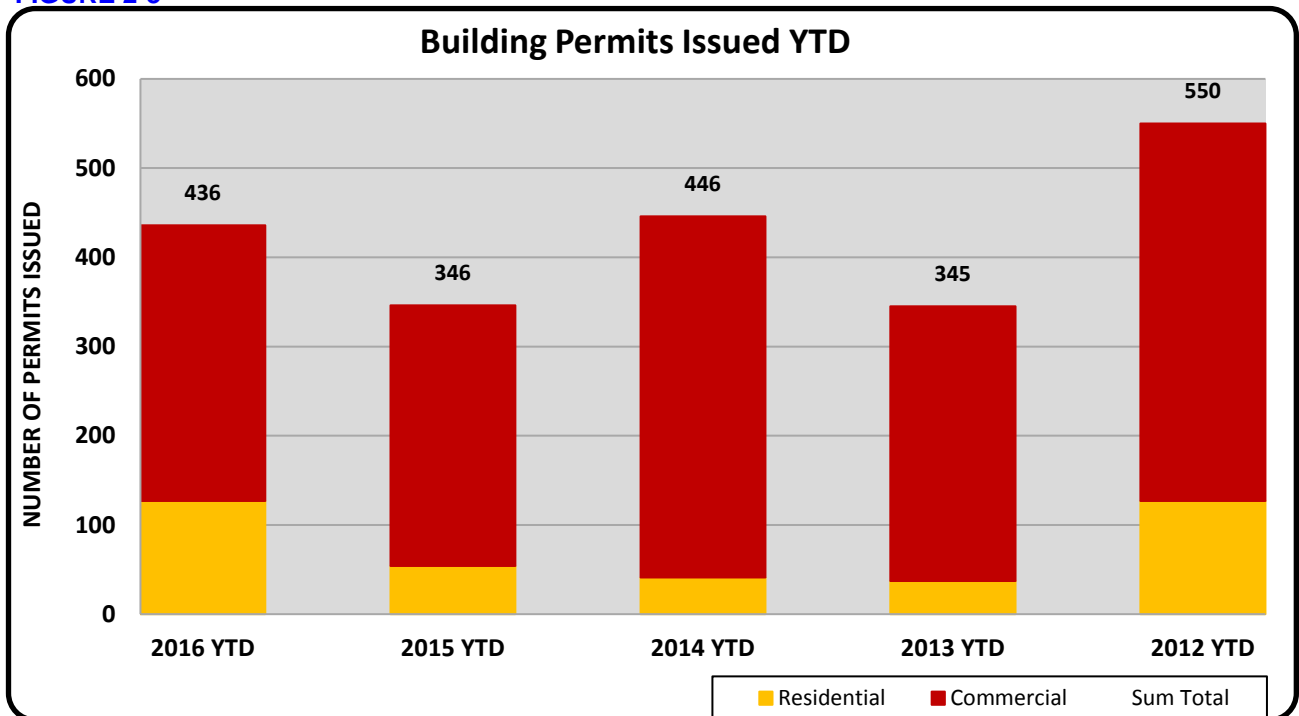




FIGURE 2-4

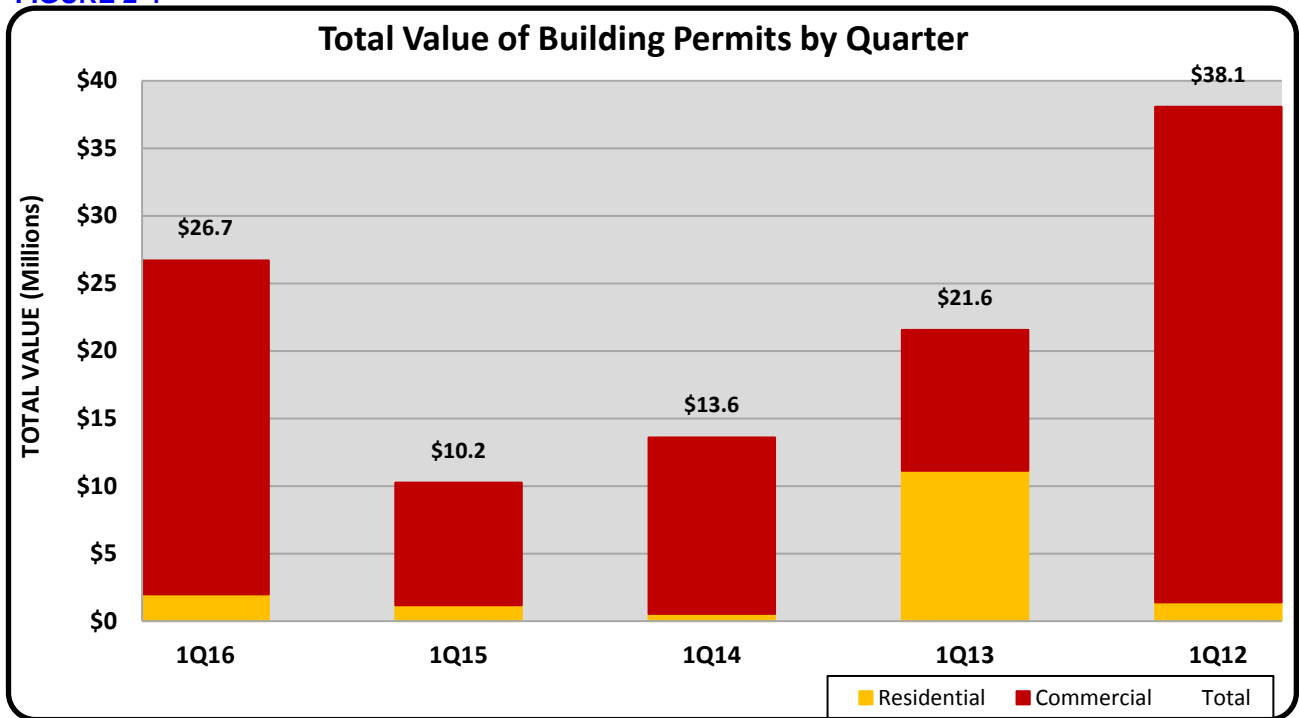


FIGURE 2-5

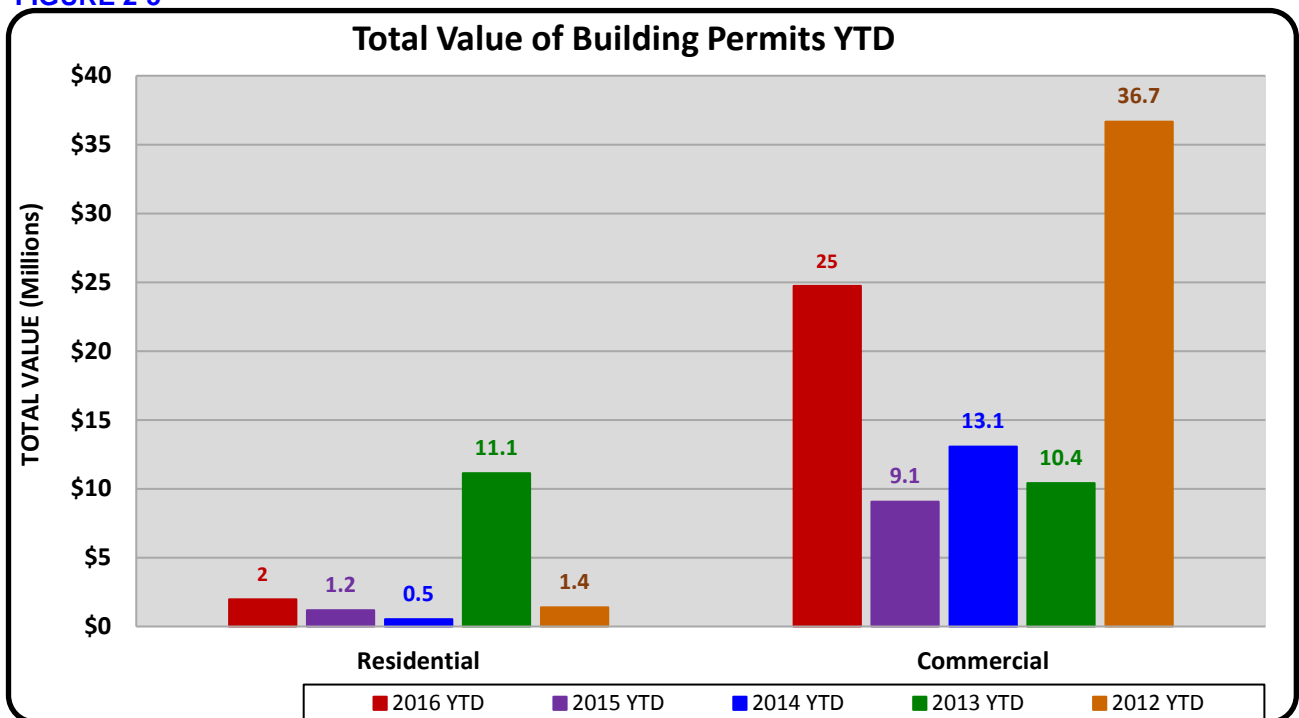




FIGURE 2-6

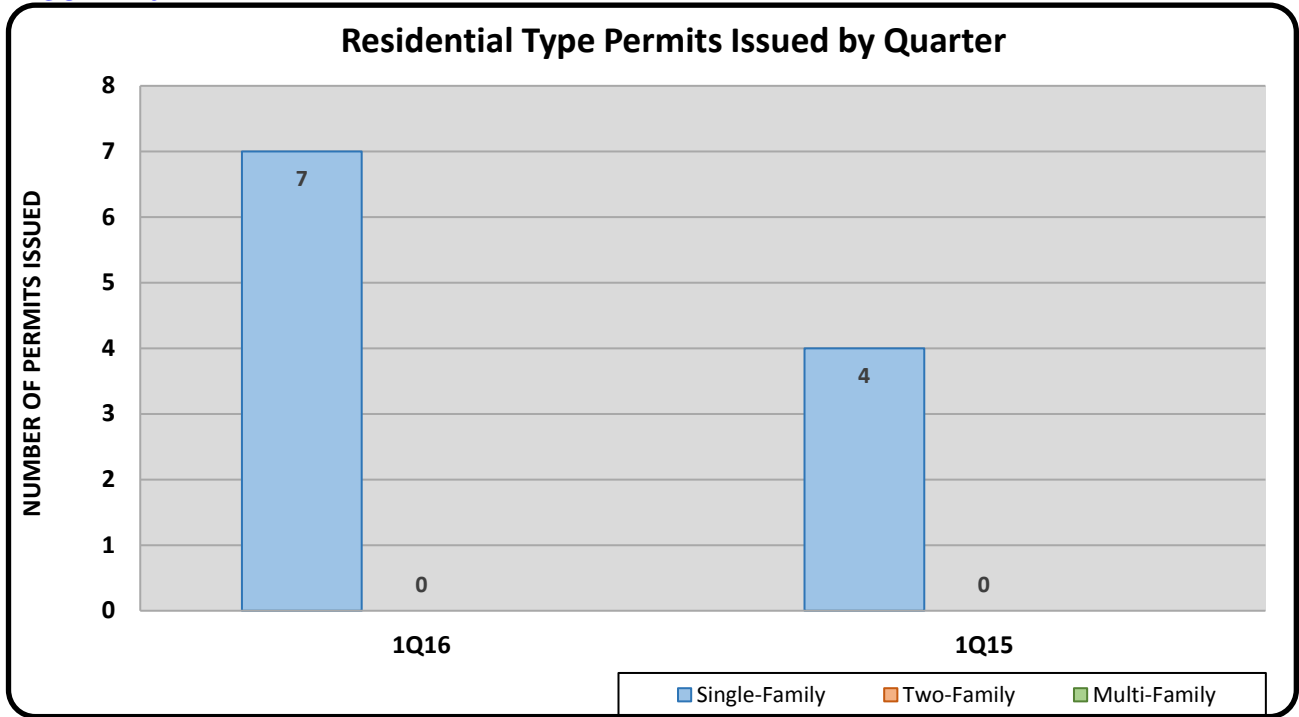


FIGURE 2-7

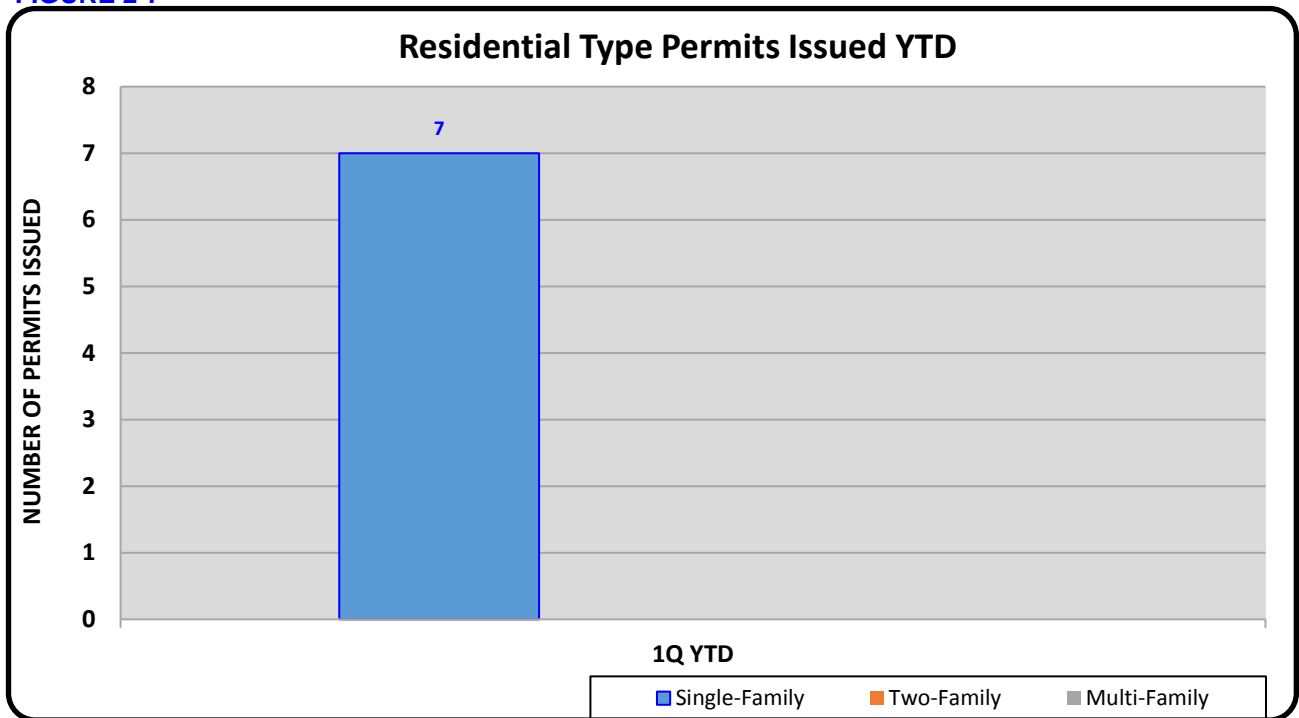




FIGURE 2-8

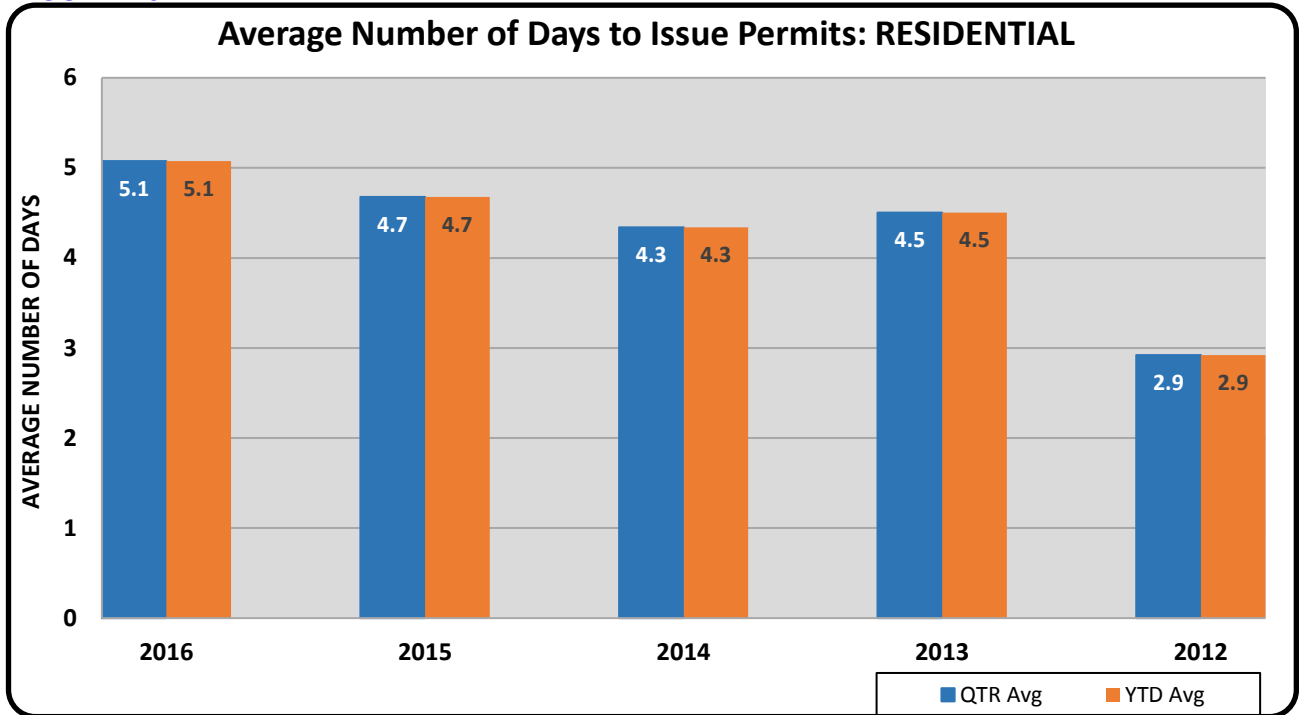


FIGURE 2-9

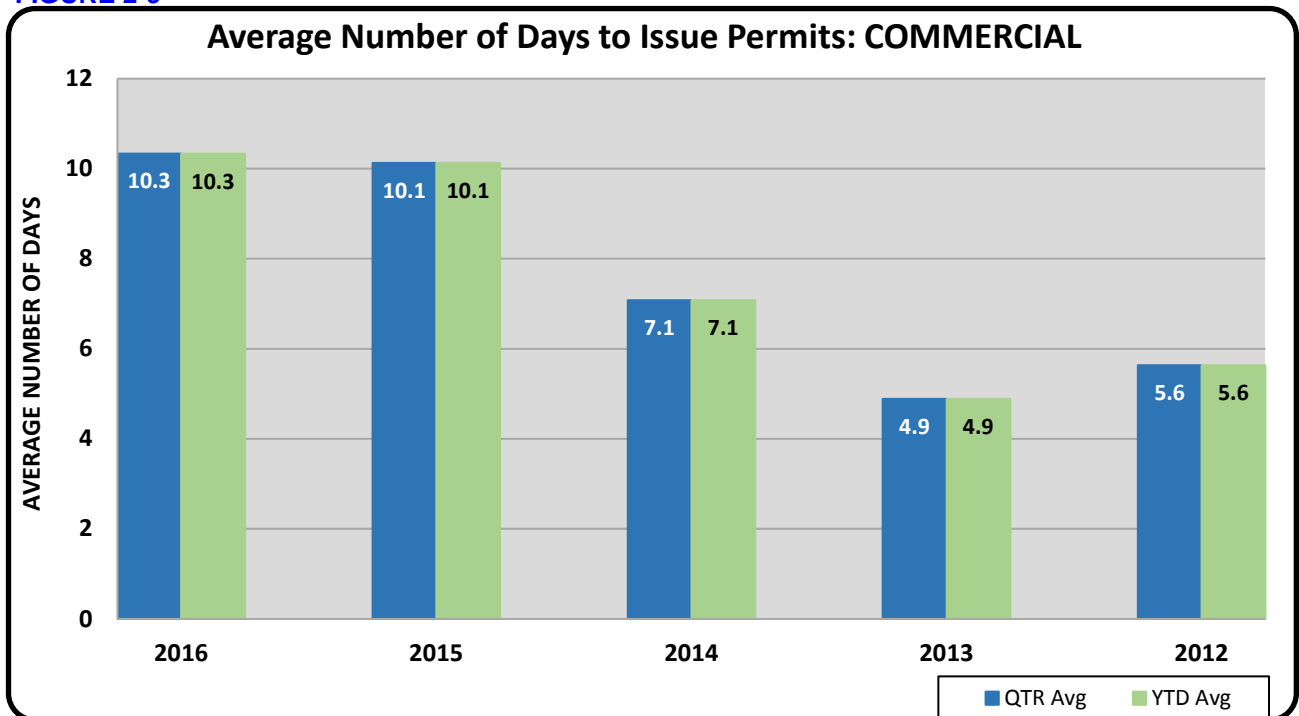




FIGURE 2-10

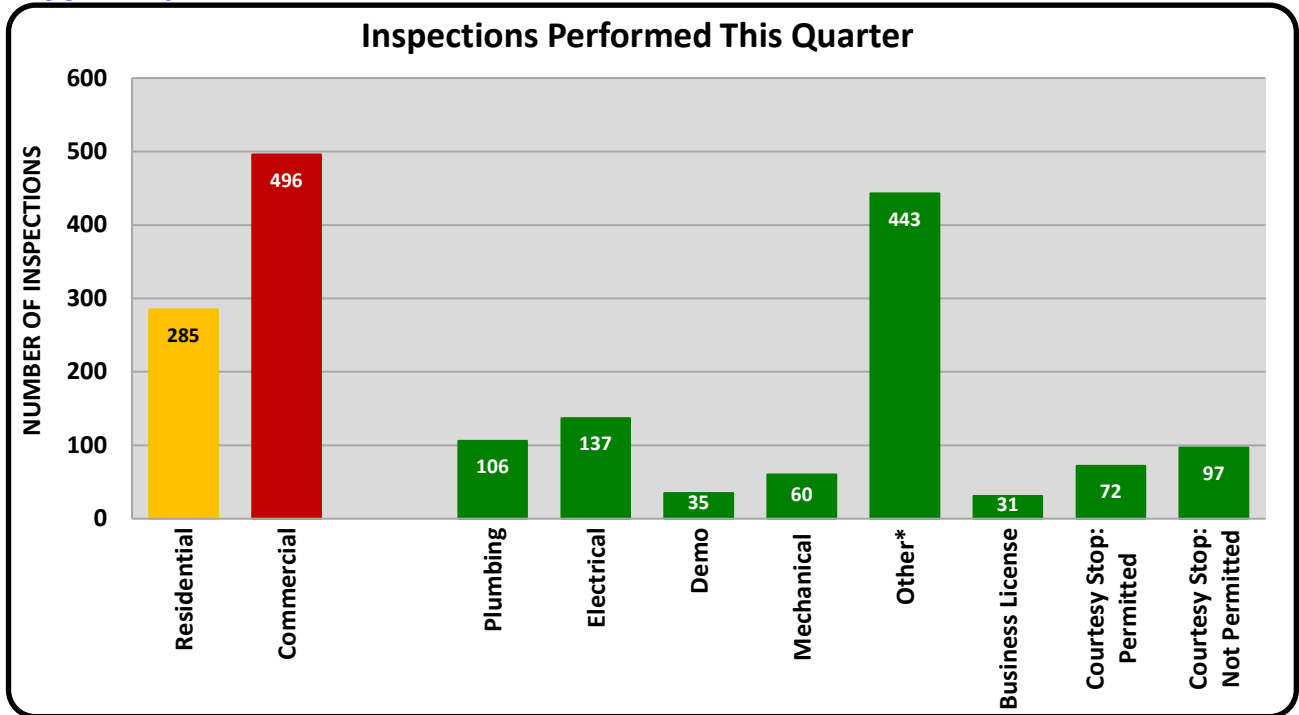
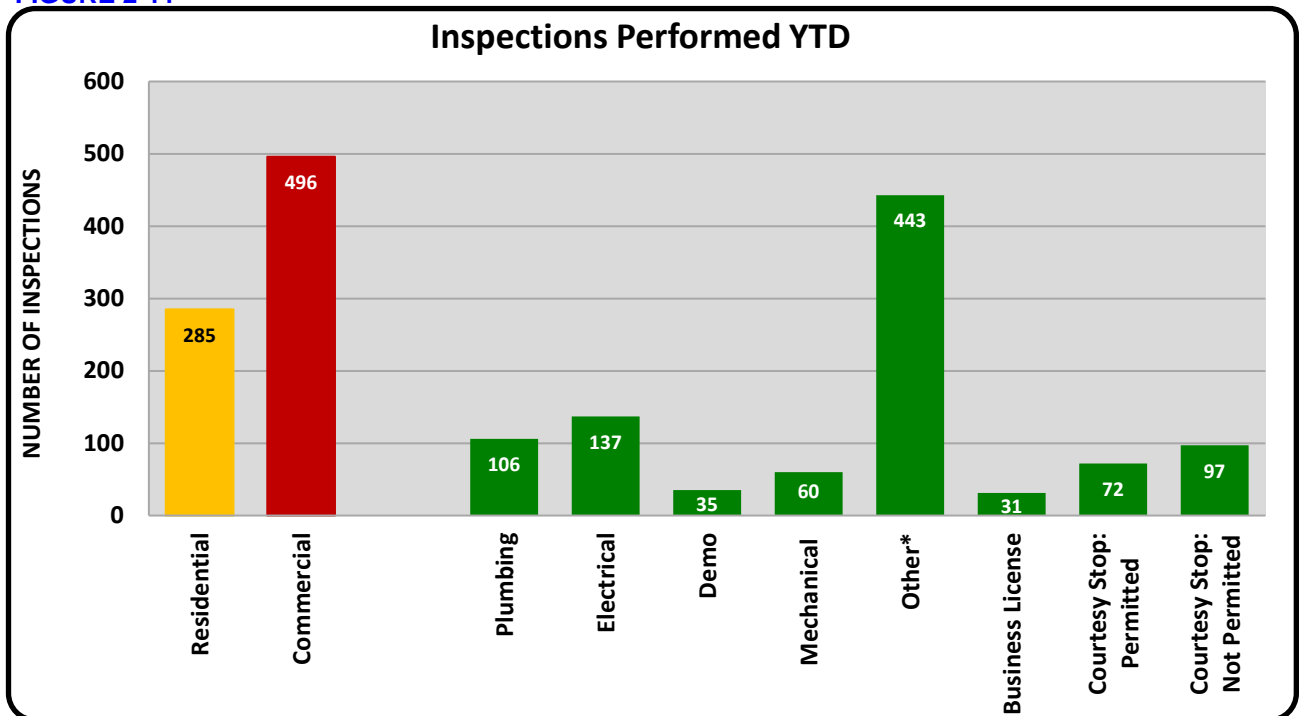


FIGURE 2-11



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



QUARTERLY STATUS REPORT

Planning & Development

TABLE 2-1: 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



QUARTERLY STATUS REPORT

Planning & Development

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
Building	Ozark Trout Resort Flood Repairs	347 River Ln	\$ 10,000
Building	Ink Ink Tenant Infill	123 W Pacific St	\$ 10,000
Mechanical	Tanger Outlets HVAC Replacment	300 Tanger Blvd 400	\$ 10,000



SECTION 3: CODE ENFORCEMENT ACTIVITY

ENFORCEMENT SUMMARY

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

127 Total Files Opened	49% of Closed Complaints Resolved Verbally*
121 Total Confirmed Violations	37% of Closed Complaints Resolved via Courtesy Notice*
95% Confirmed Complaints	13% of Closed Complaints Resolved via Notice & Order*
43 Violations Currently Open	0% of Closed Complaints Resolved via Citation*
78 Confirmed Violation Files Closed	
64% Closure Rate for Confirmed Violations	(*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	Change Prior Yr	Number of Files	Change Prior Yr	Number of Files	Change Prior Yr	Number of Files
Weeds	opened	14		0		0		0		3
	closed	0		0		0		0		1
Signs	opened	34	-13%	39	-25%	52	13%	46	31%	35
	closed	27	-18%	33	-15%	39	30%	30	-9%	33
Trash / Rubbish	opened	25	0%	25	-4%	26	-37%	41	71%	24
	closed	23	188%	8	-50%	16	-24%	21	31%	16
Vehicles	opened	7	-56%	16	300%	4	33%	3	-50%	6
	closed	6	-54%	13		0		2	-50%	4
Property Maint.	opened	23	10%	21	133%	9	0%	9	-57%	21
	closed	10	0%	10	67%	6	-14%	7	-36%	11
Multiple Issues	opened	6		0		1	-75%	4	-33%	6
	closed	1		0		1	0%	1	-67%	3
Safety	opened	1	-75%	4	300%	1	0%	1	-80%	5
	closed	1	-50%	2	100%	1	0%	1	-67%	3
Zoning, general	opened	11	-31%	16	-27%	22	267%	6	20%	5
	closed	10	-29%	14	-30%	20	300%	5	25%	4
Building, general	opened	0		0	0%	0		0		0
	closed	0		0	0%	0		0		0
Weekly Rental	opened	0		0		0		0		0
	closed	0		0		0		0		0
TOTALS	opened	121	0%	121	5%	115	5%	110	5%	105
	closed	78	-3%	80	-4%	83	24%	67	-11%	75



TABLE 3-2: Confirmed Violations by Type and Month

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Weeds			14										14
Signs	9	9	16										34
Trash	7	9	9										25
Safety		1											1
Vehicles		6	1										7
Nightly / Weekly Rental													0
No Permit													0
Abandon House													0
Multiple	1	4	1										6
Zoning, general	2	5	4										11
Building, general													0
Property Maint., general	4	7	12										23
Total Violations	23	41	57	0	0	0	0	0	0	0	0	0	121

FIGURE 3-1

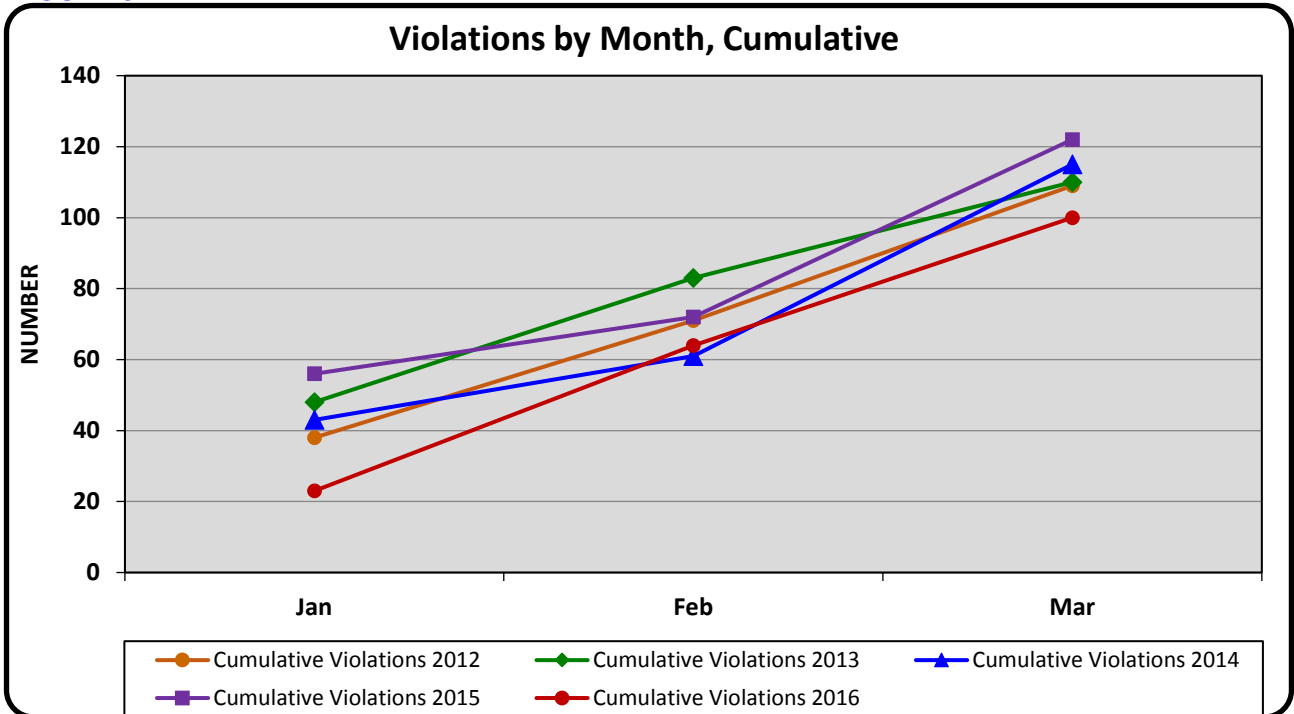




FIGURE 3-2

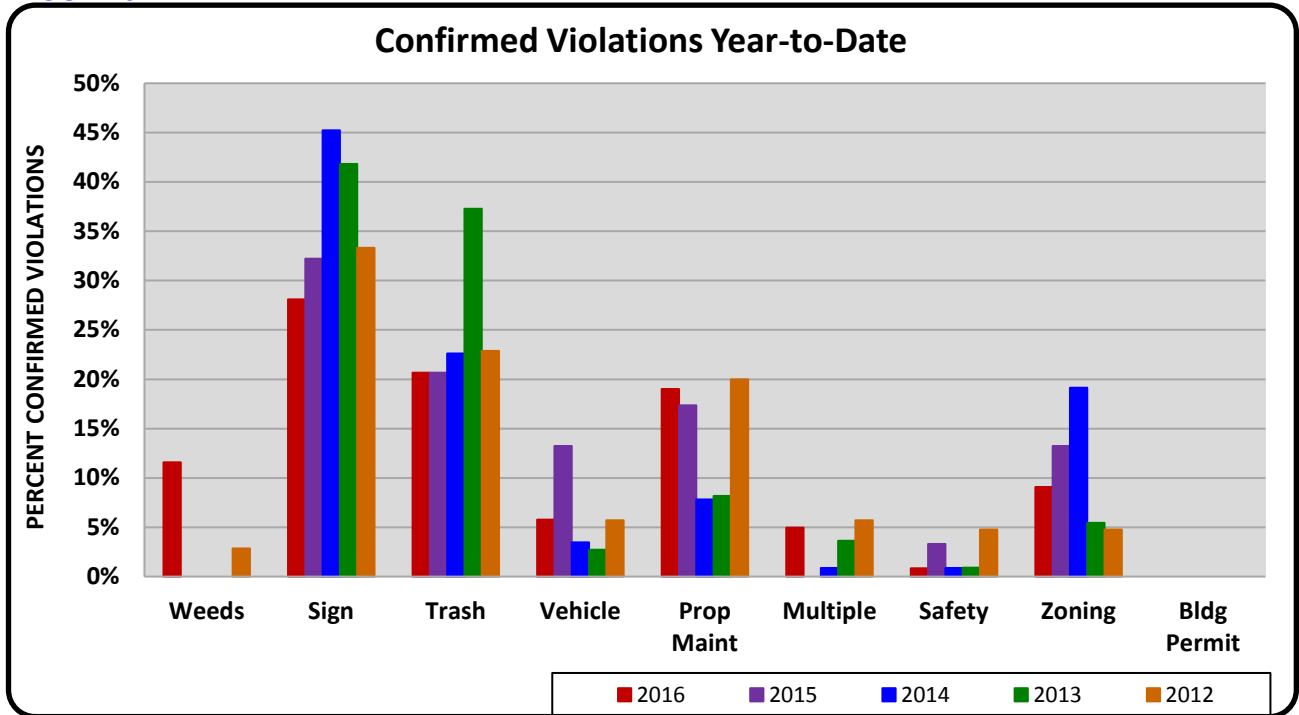


FIGURE 3-3

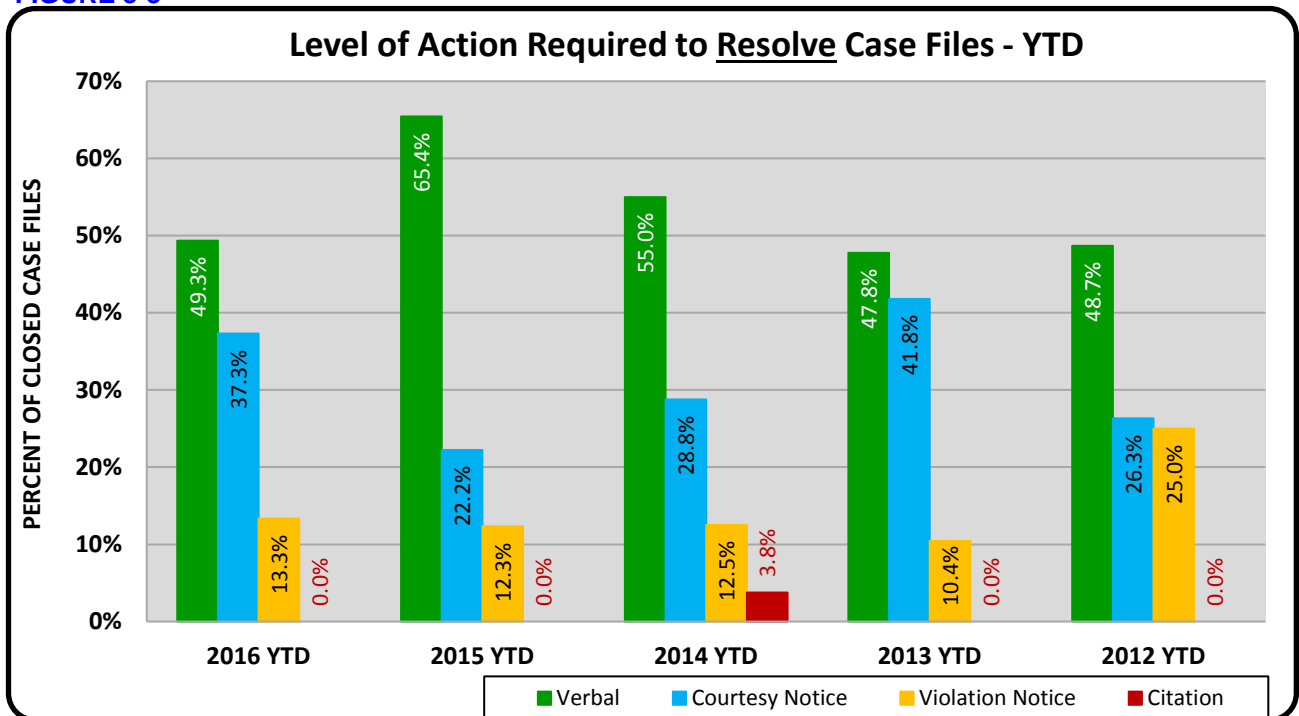


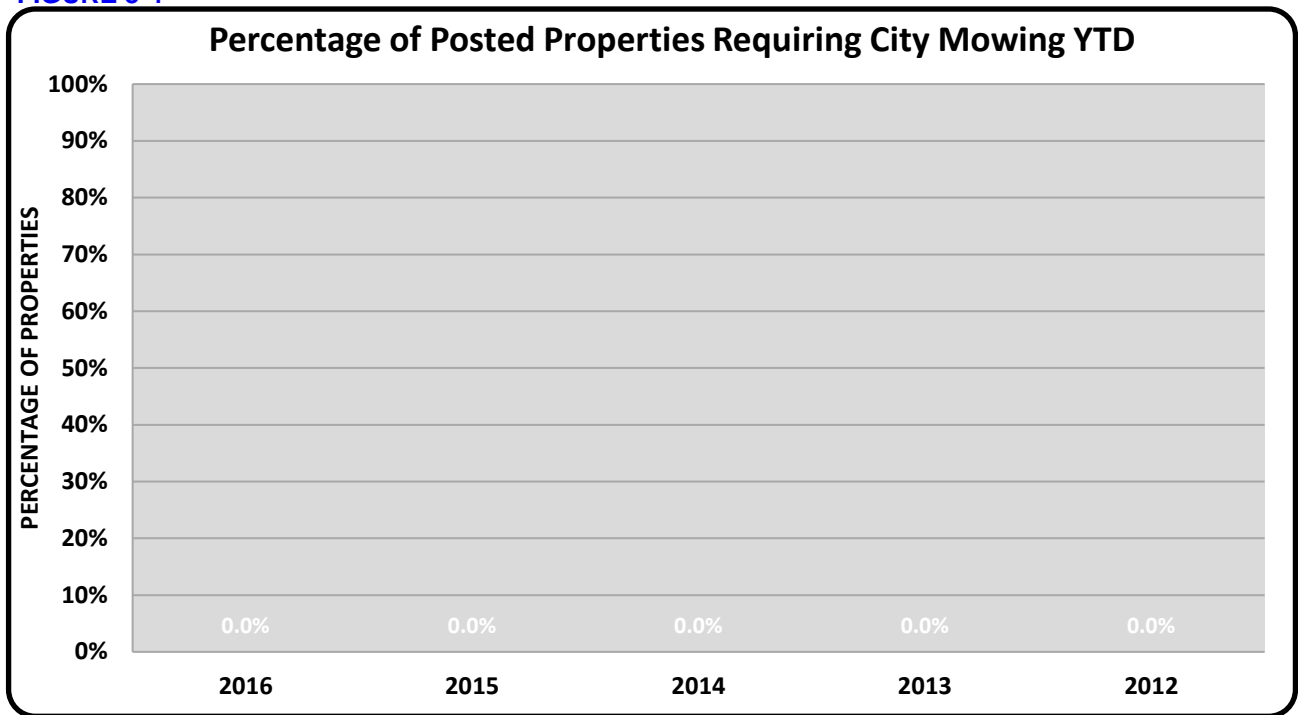


TABLE 3-3: Weed Abatement

Total Weed Violations	14	
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





QUARTERLY STATUS REPORT

Planning & Development

TABLE 3-4: Citations Issued YTD

Address in Violation	Property Known As	Reason for Violation	Number of Citations Issued
1900 W STATE HWY 76	Branson Villas	Property Maintenance, general	6
730 STATE HWY 165	Midwest Inn	Property Maintenance, general	5
505 GREYNA RD	Rosalee Inn	Property Maintenance, general	5
2825 GREEN MOUNTAIN DR	Green Mountain Inn	Multiple	9



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

Property Address	Occurrences
3269 SHEPHERD OF THE HILLS EXPWY	3
3292 SHEPHERD OF THE HILLS EXPWY	3

TABLE 3-5:
 3269 SOTH Expwy is the Quality Inn that is closed down. Issues have been with rubbish and weeds. 3292 SOTH Expwy is Casa Fuentes 2 and issues have been with the sign and rubbish on the property.

TABLE 3-6:
 1023 W. Main St. is the Good Shepherd Inn and the problems over the years include property maintenance and rubbish. 1700 W. State Hwy 76 is the Ramada Inn and Branson Center Stage (i.e., Rowdy Beaver) property, where issues include rubbish, property maintenance, signs, and weeds. 1115 W. State Hwy 76 is the old Rapid Robert's building next Fuentes restaurant. This building has been occupied with ticket sales businesses and there have been mostly signage issues. Recently, however, there have been major property maintenance and safety issues that remain unresolved as of this writing. 201 Jess-Jo Parkway is the plaza with Papa Johns across from the Grand Palace. At this location have been illegal signs, weeds and inoperable vehicles. 210 S. Wildwood Dr. is the closed Knights Inn where issues have been weeds, rubbish and property maintenance. 2855 W. State Hwy 76 is the plaza known as Samson Village across from Landry's. There have been a multitude of violations including weeds, signs, property maintenance, and safety.

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

Property Address	Occurrences
1023 W MAIN ST	23
1700 W STATE HWY 76	23
1115 W STATE HWY 76	20
201 JESS-JO PKWY	19
210 S WILDWOOD DR	18
2855 W STATE HWY 76 #101	18
3705 W STATE HWY 76	17
907 W MAIN ST	17
1107 W STATE HWY 76	16
1166 W STATE HWY 76	15
1900 W STATE HWY 76	15
2821 W STATE HWY 76	15
1013 W HIGHLAND ST	14
1117 STATE HWY 165	14
3305 W STATE HWY 76	14
102 N FIFTH ST #1	13
1414 W STATE HWY 76	13
2078 BIRD RD #D-2	13
2210 W STATE HWY 76	13
2410 W STATE HWY 76	13
3044 SHEPHERD OF THE HILLS EXPWY	13
3506 W STATE HWY 76	13
416 S BUS 65	13
915 W MAIN ST	13
1116 W STATE HWY 76	12
3015 W STATE HWY 76	12



SECTION 4: CODE ENFORCEMENT PERFORMANCE MEASUREMENTS

FIGURE 4-1

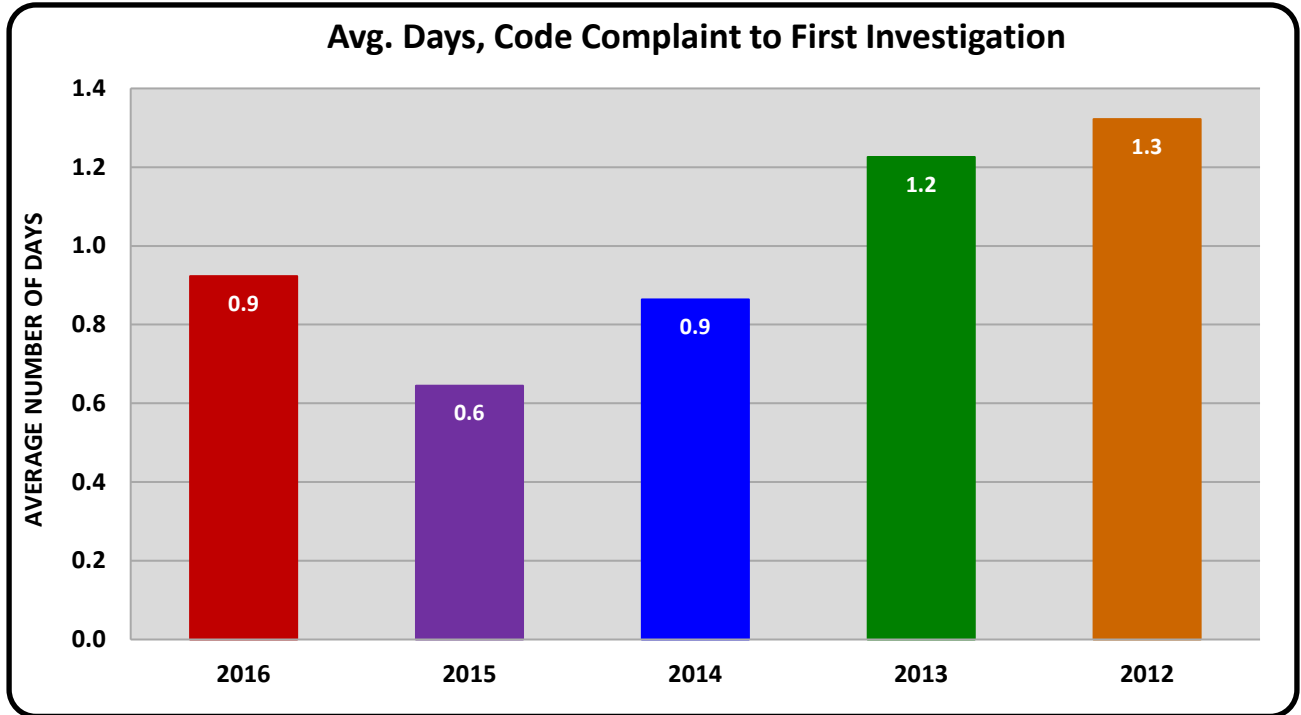


FIGURE 4-2

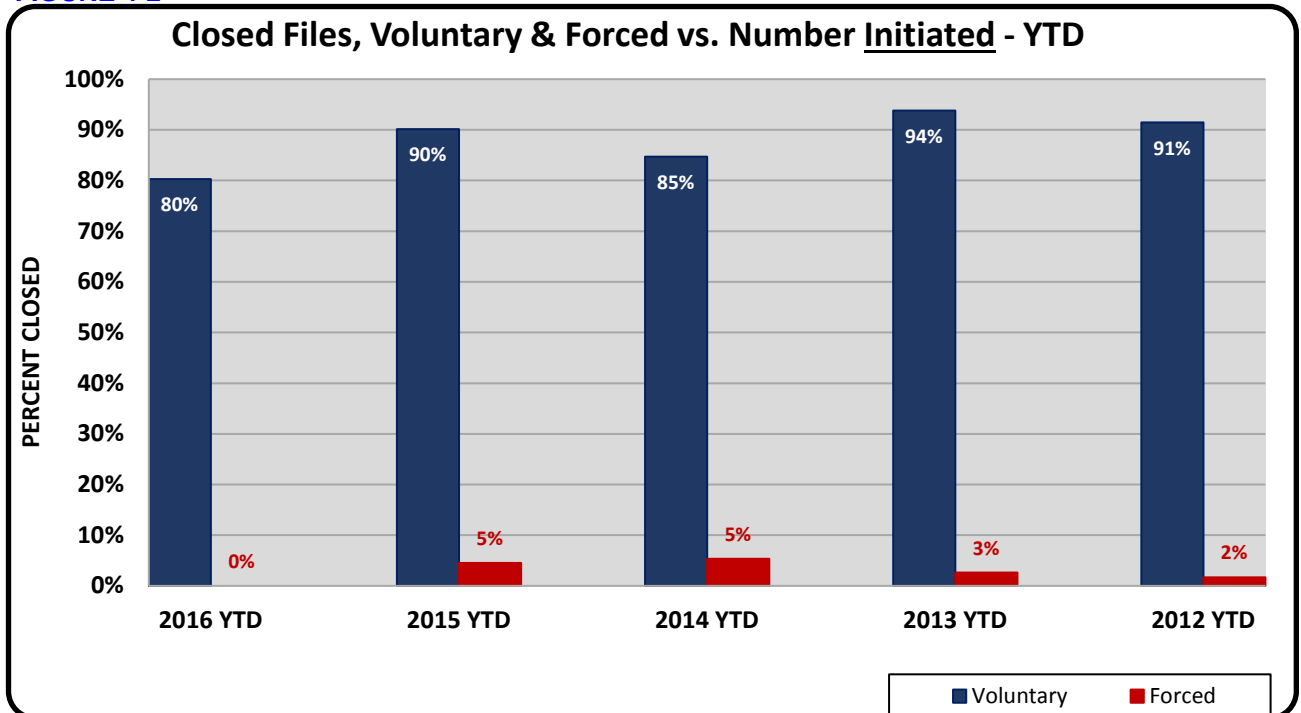




FIGURE 4-3

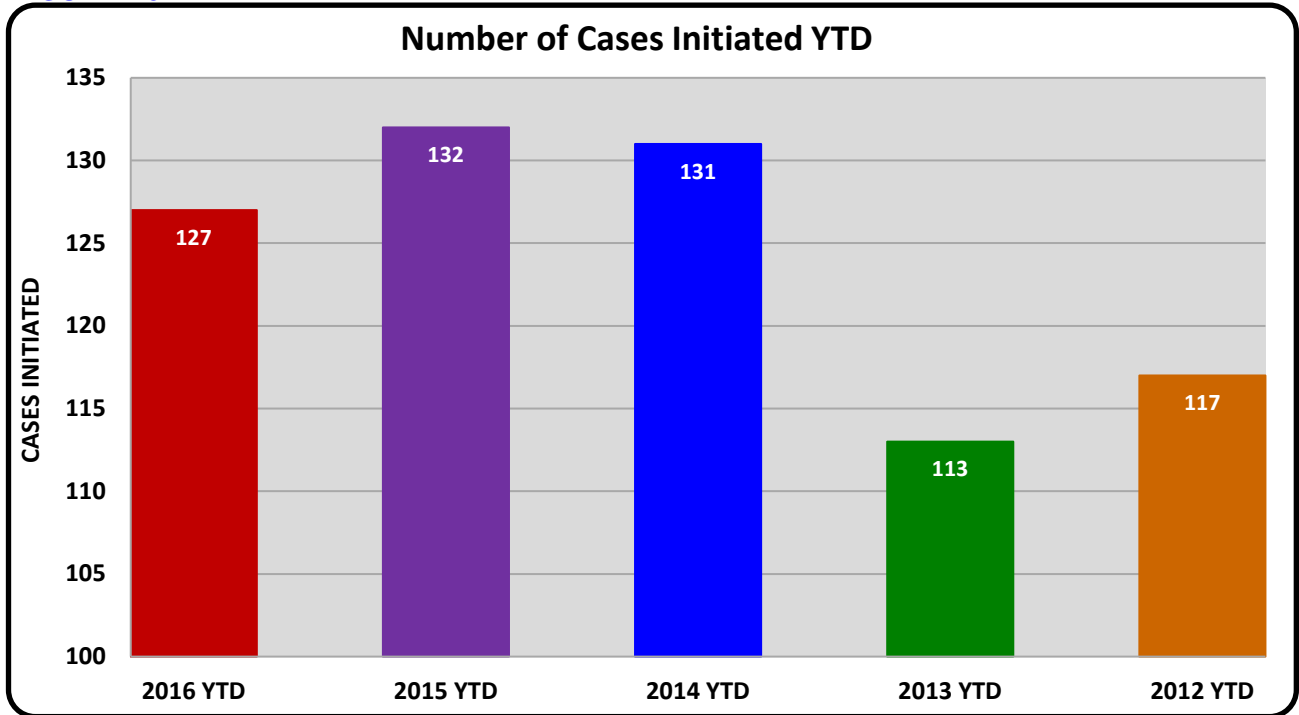
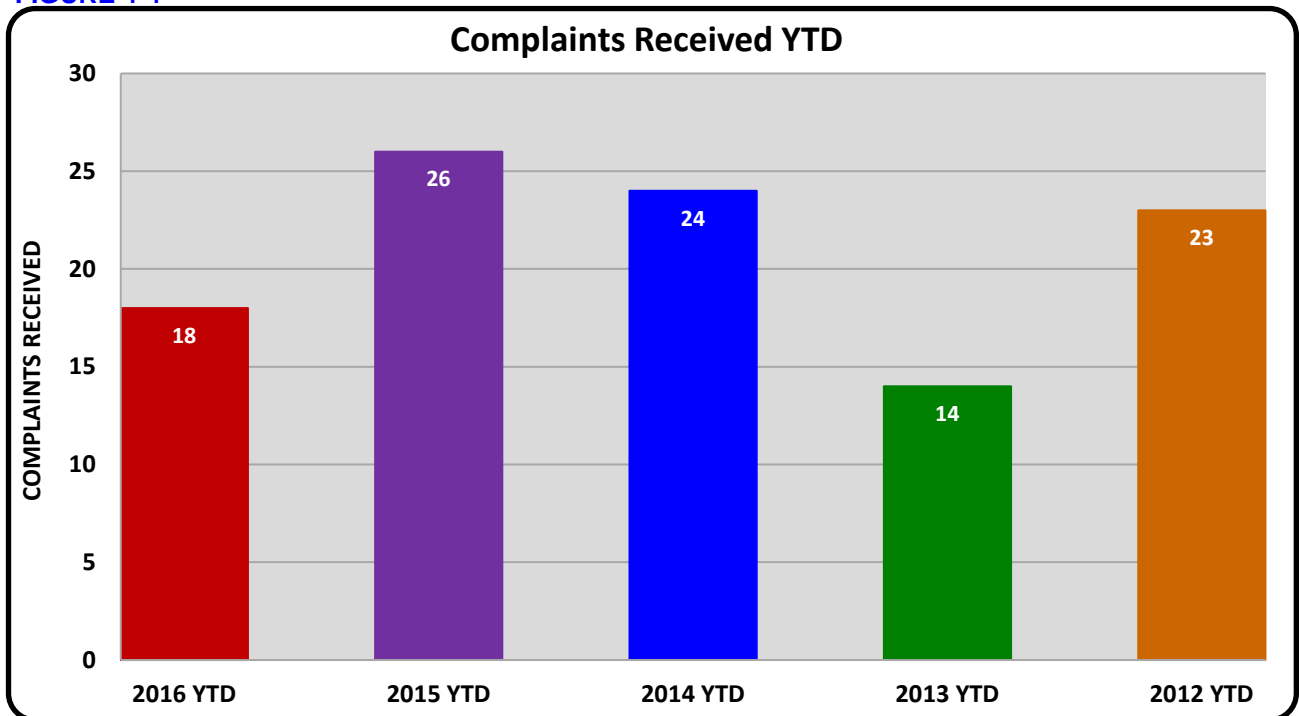


FIGURE 4-4





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										21
Real Estate		1											1
Political			2										2
Business Advertisement		1	17										18
Employment / Hiring													0
Moving Sale													0
Other	1												1
TOTALS	5	12	26	0	0	0	0	0	0	0	0	0	43

FIGURE 5-1

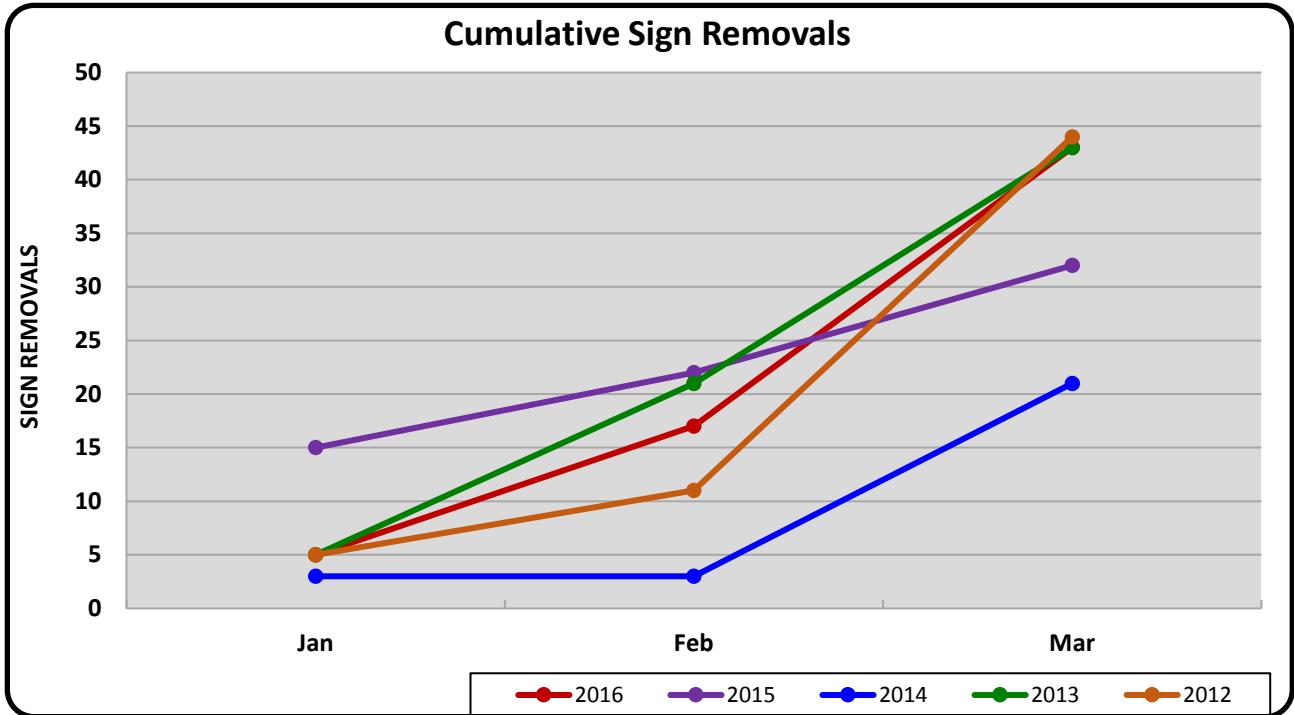




FIGURE 5-2

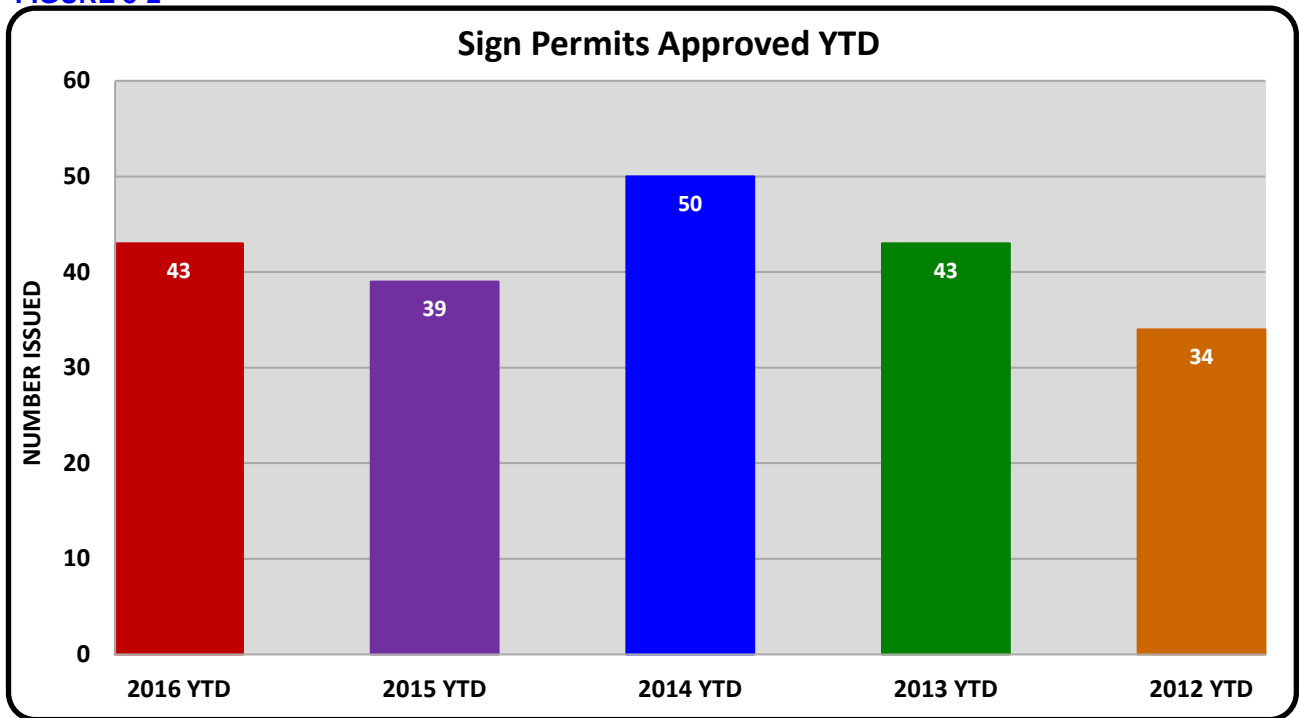


FIGURE 5-3

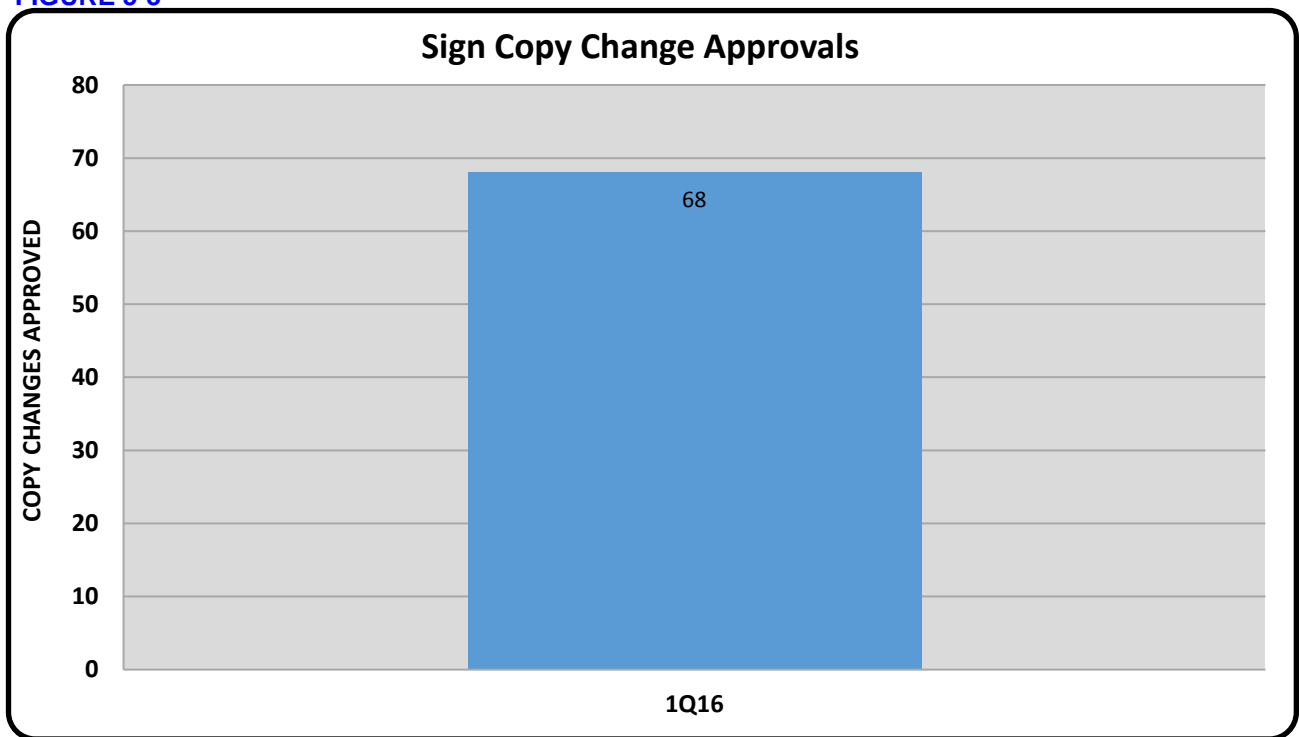




FIGURE 5-4

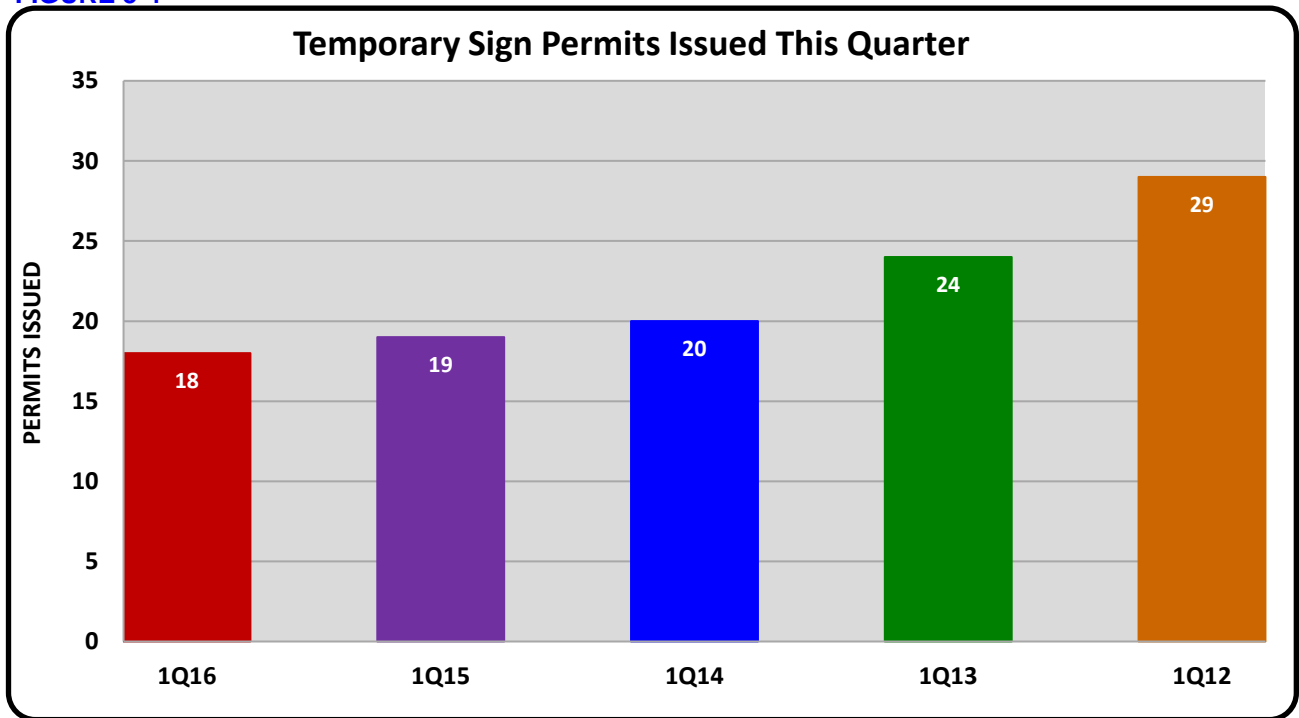
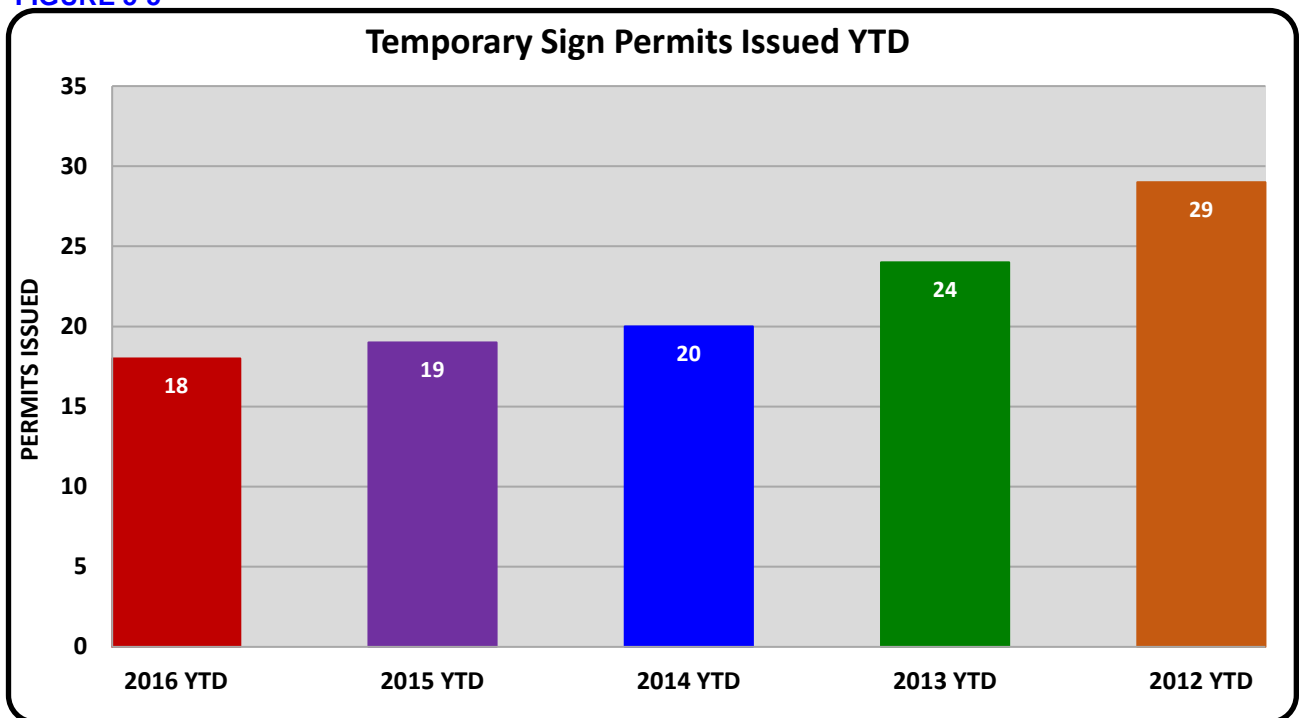


FIGURE 5-5





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										2
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										4
Municipal Code Amendment			1										1
Planned Development			1										1
PD Amendment			1										1
Preliminary Subdivision Plat													0
Preliminary Subdivision Replat													0
Special Events													0
Special Events - Street Closure			1										1
Special Permit		1											1
Special Use	1		3										4
Street Vacation													0
Variance	1												1
Zoning Request													0
Zoning Change													0
Tree Removal Requests	2	7	2										11
Open for Business	2	1	2										5
TOTALS	7	13	15										35

FIGURE 6-1

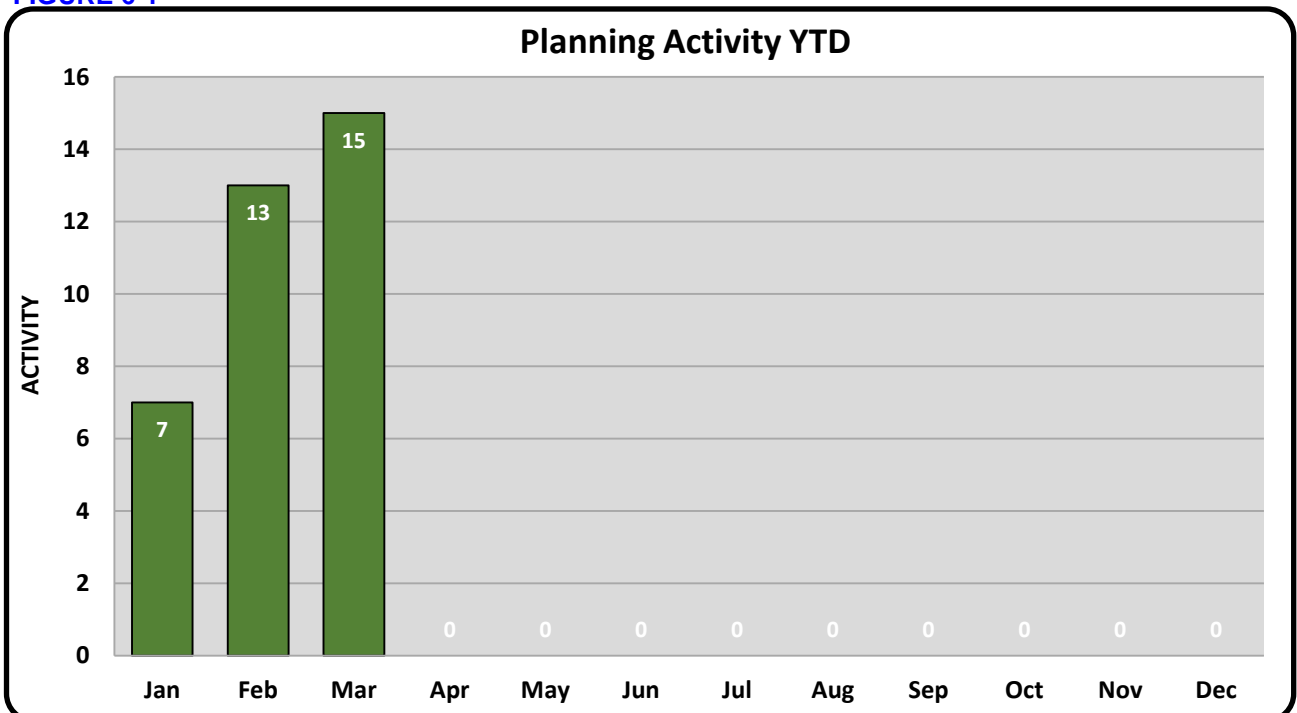




FIGURE 6-2

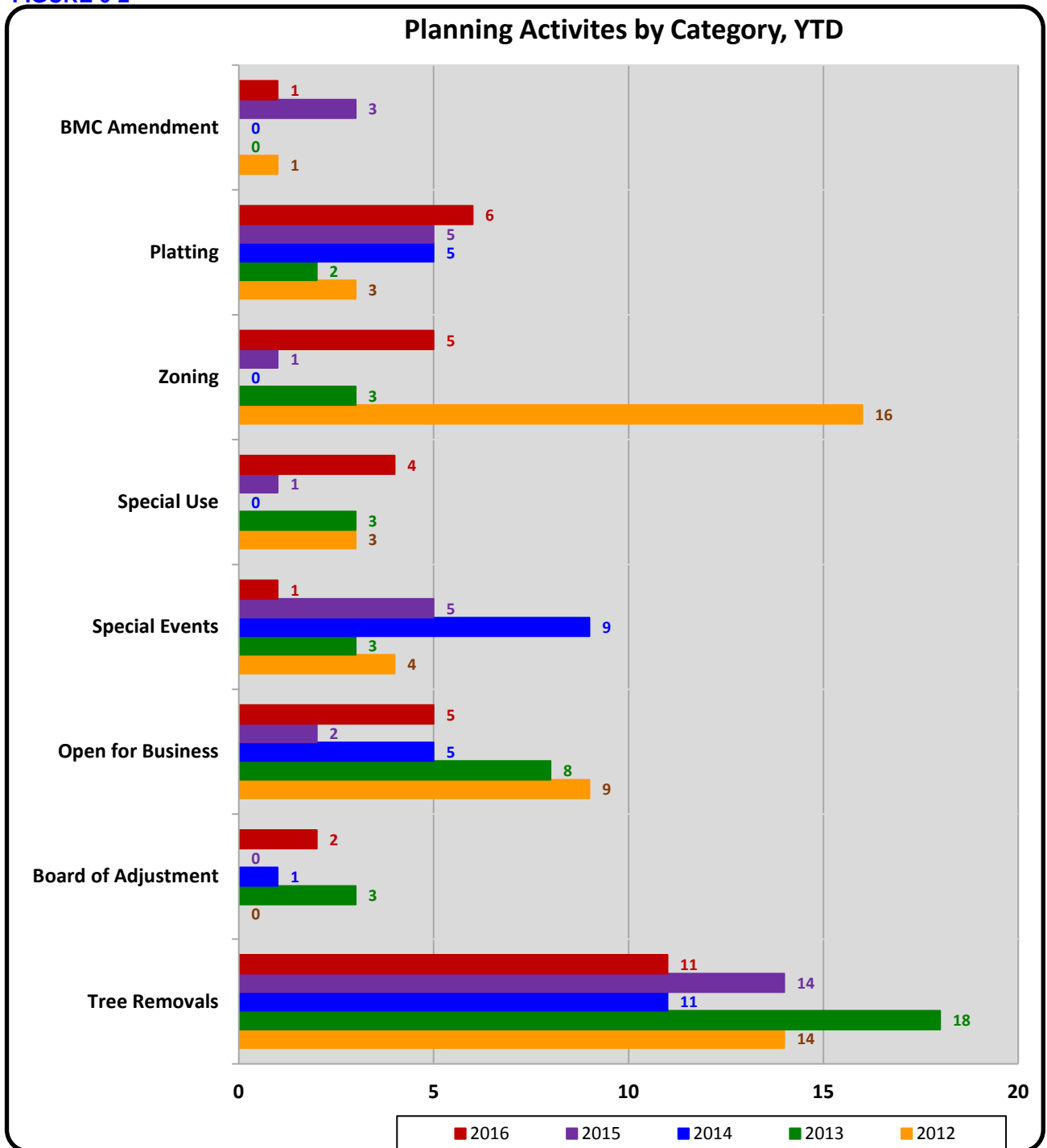
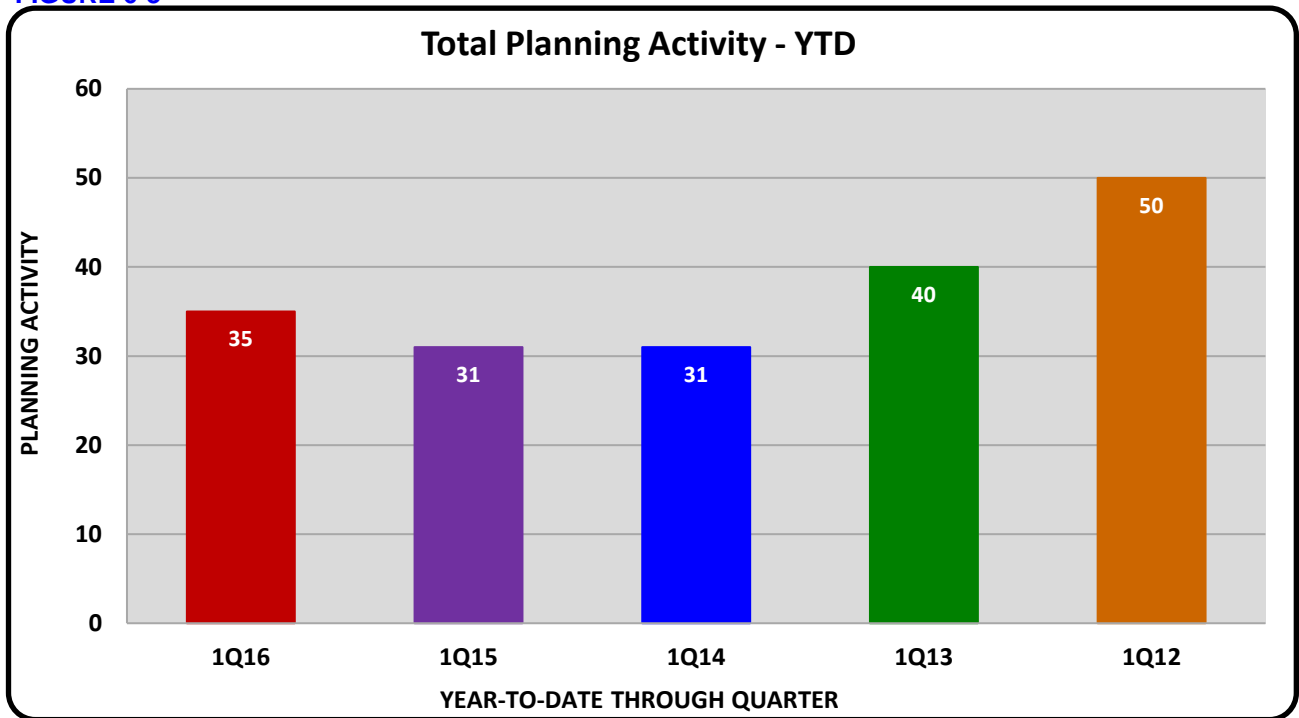




FIGURE 6-3





SECTION 7: PLANNING DEPARTMENT SURVEYS

SURVEY SUMMARY

122 Surveys Issued
 33 Surveys Returned
 27% Return Rate

TABLE 7-1: Survey Question Responses, YTD

Question	Respondent Assessments					
	Excellent	Good	Fair	Poor	Bad	NA*
Explanation of the permit process	85%	9%	0%	3%	0%	3%
Clarity and helpfulness of information received	88%	9%	3%	0%	0%	0%
Timeliness of the permit process	72%	16%	3%	9%	0%	0%
Explanation of the inspection process	63%	25%	0%	3%	0%	9%
Timeliness of inspections performed	74%	13%	3%	0%	0%	10%
Consistency and fairness in applying codes	69%	19%	6%	0%	0%	6%

*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%	--