



QUARTERLY STATUS REPORT

QUARTERLY STATUS REPORT

SECOND QUARTER 2017
APRIL through JUNE

Director

Joel Hornickel

Building Department

Roy Swarms

Code Enforcement

Keith Crawford



QUARTERLY STATUS REPORT

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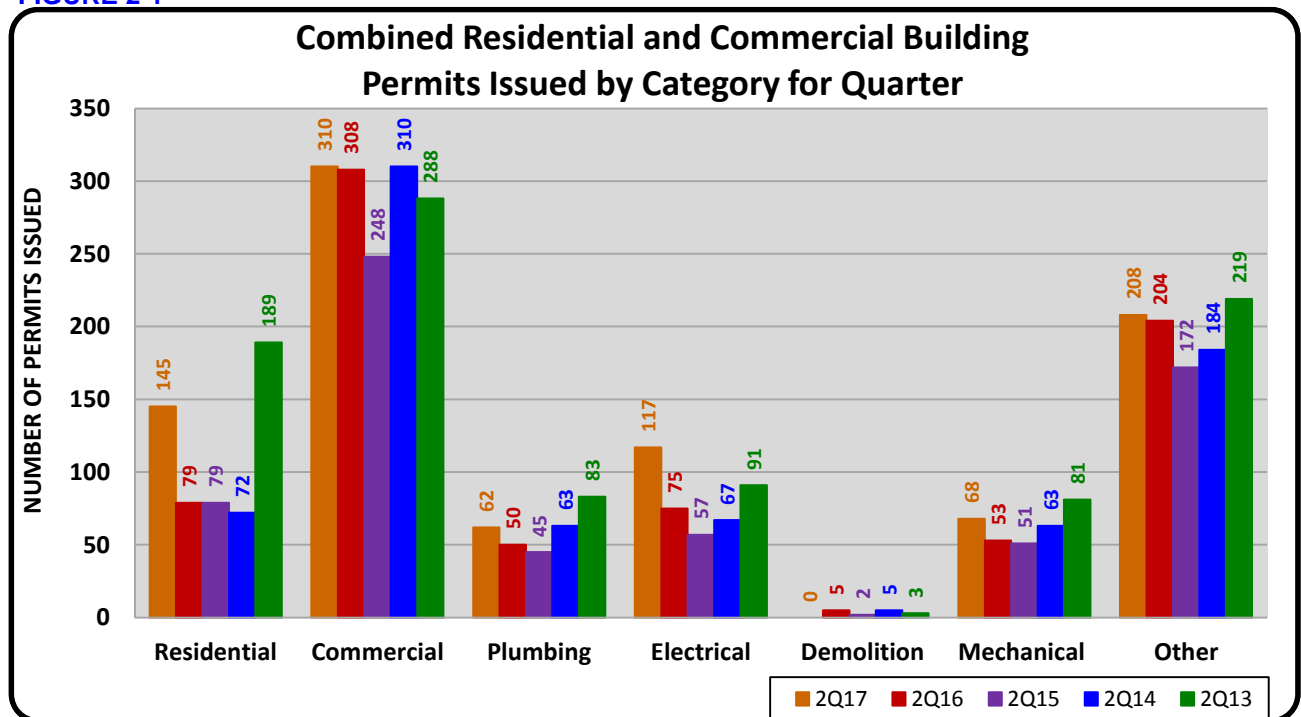
SECTION 1: BUILDING DIVISION ACTIVITY

TABLE 1-1: Building Division Quarterly Status

Activity	1Q17	2Q17	3Q17	4Q17	Total
Working w/o a Permit Assessed	11	2			13
Plan Reviews Completed	169	165			334
Projects completed	185	204			389
Residential Permits Issued	51	145			196
Commercial Permits Issued	278	310			588

SECTION 2: BUILDING PERFORMANCE MEASUREMENTS

FIGURE 2-1



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

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FIGURE 2-2

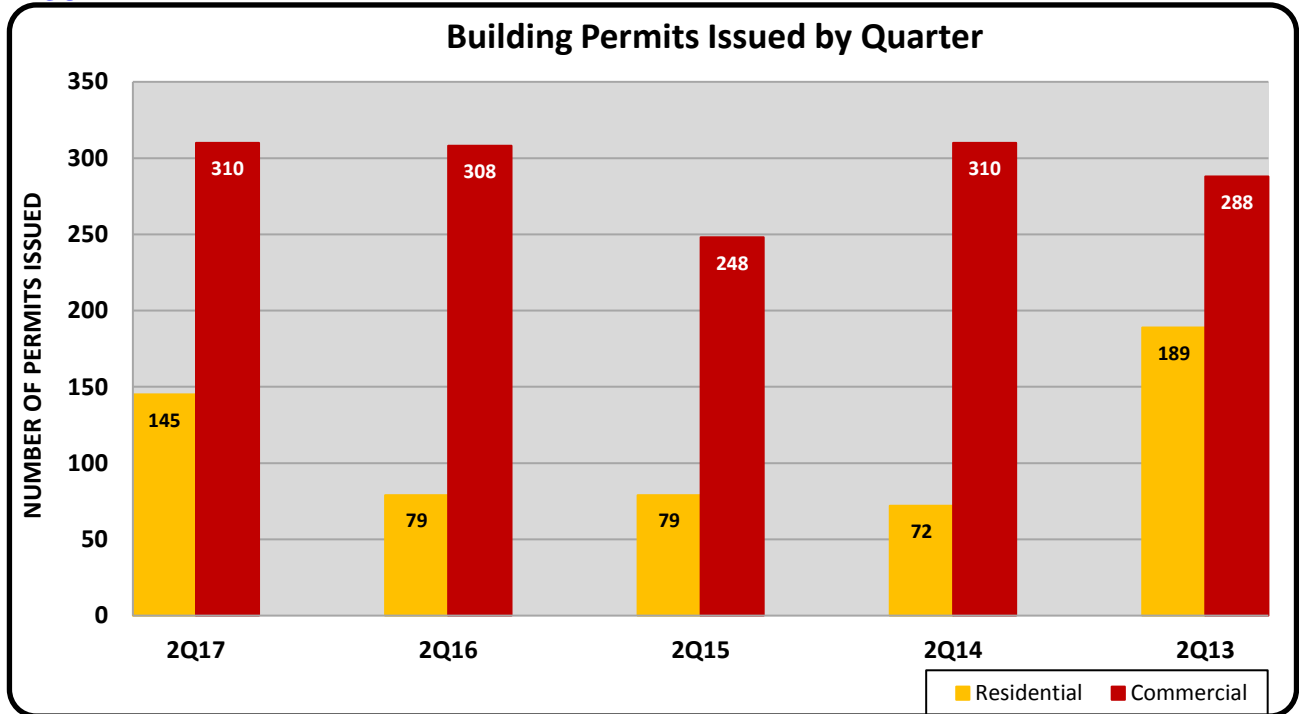


FIGURE 2-3

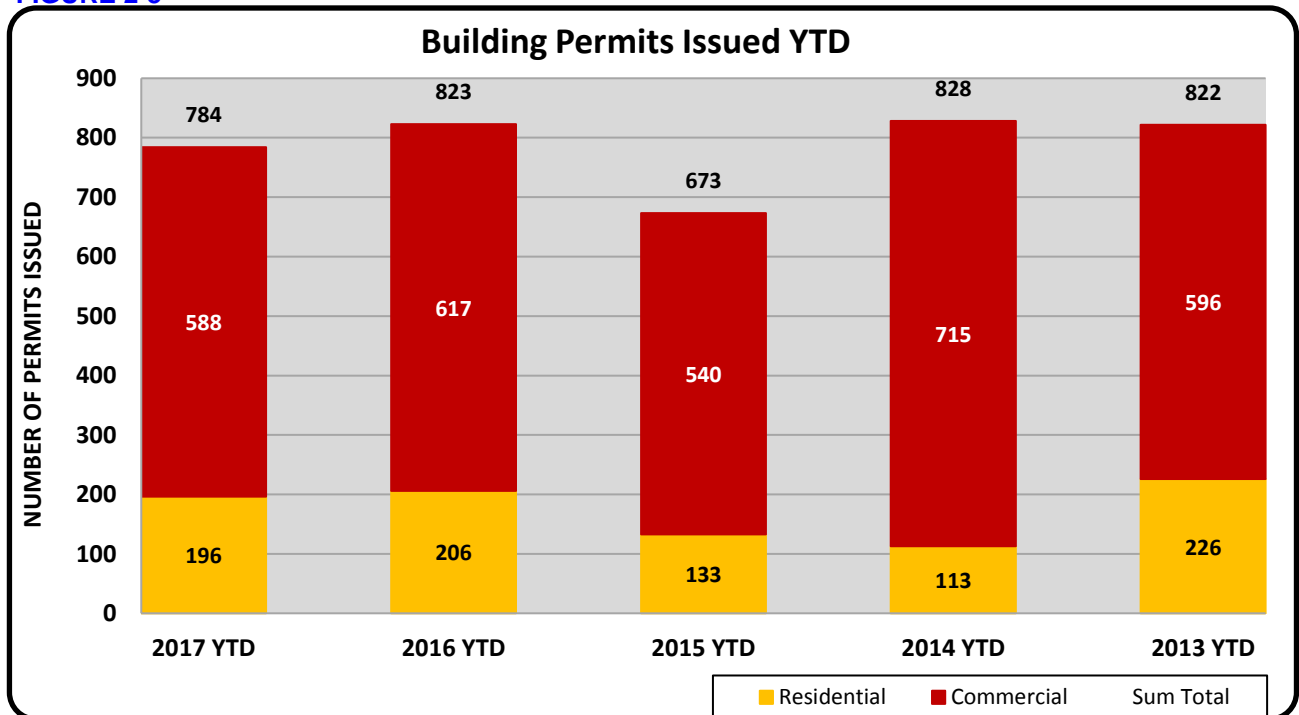


FIGURE 2-4

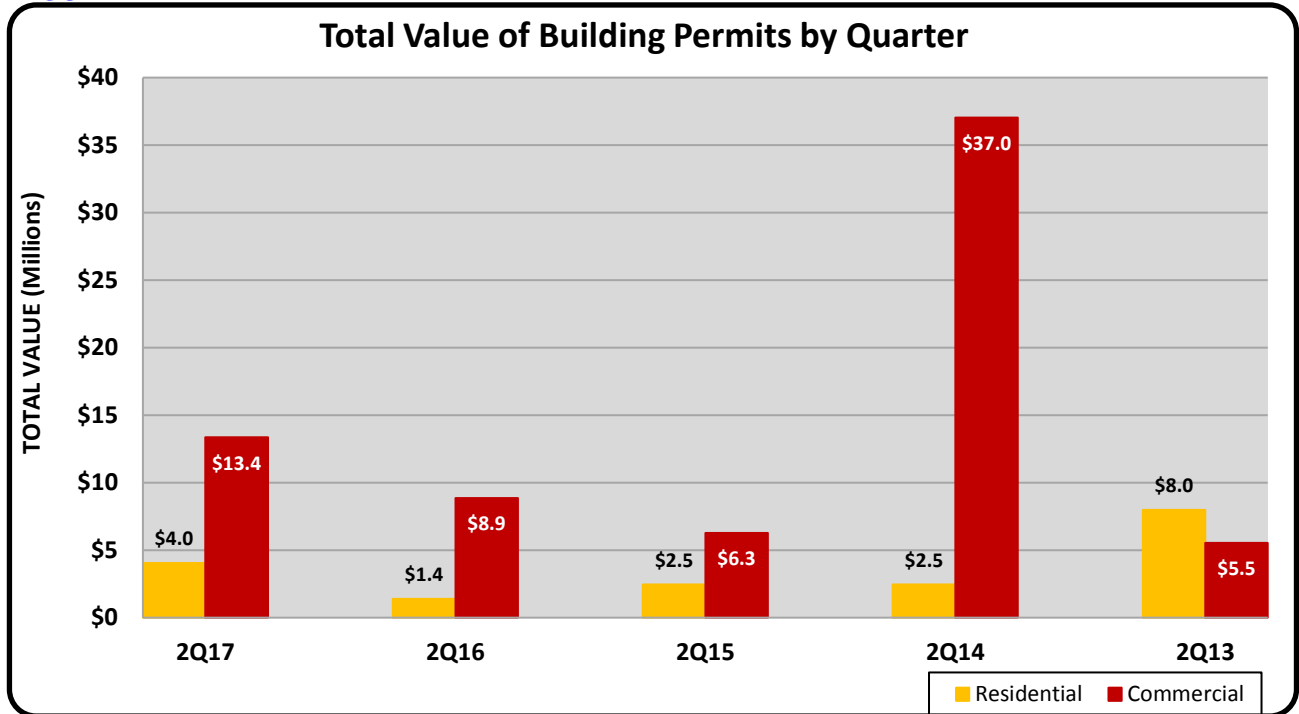


FIGURE 2-5

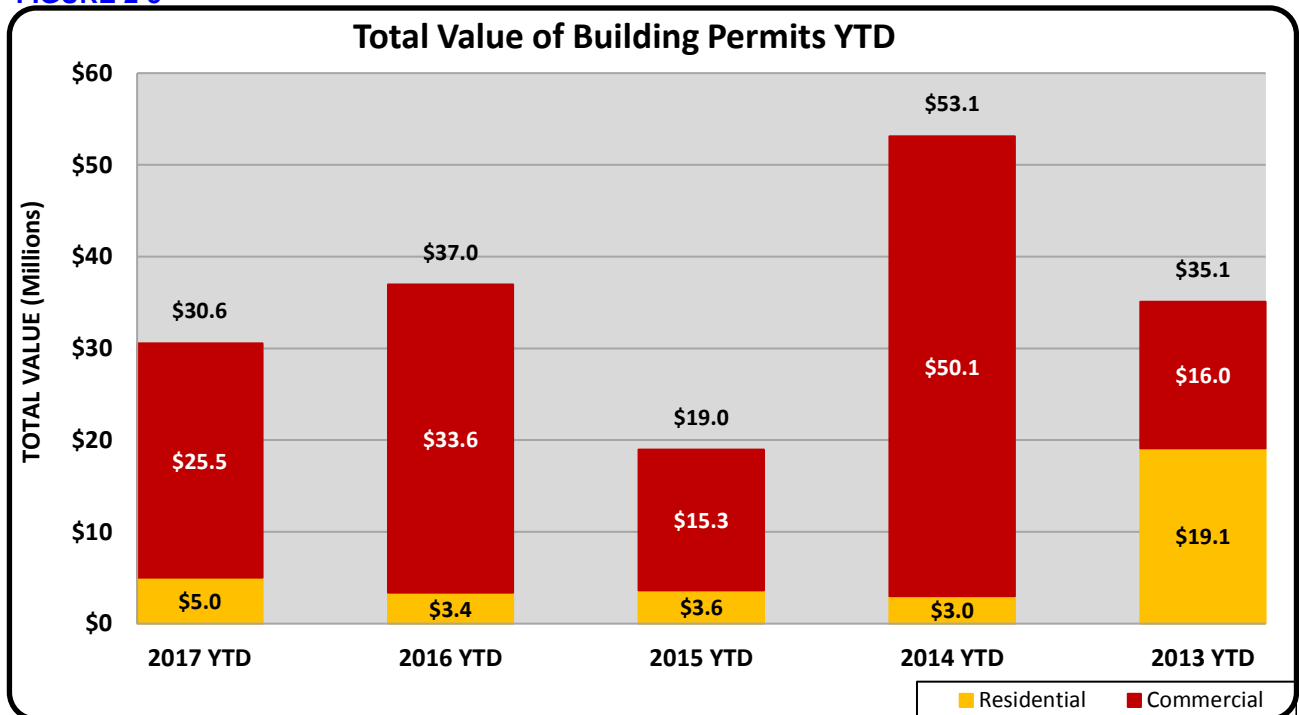


FIGURE 2-6

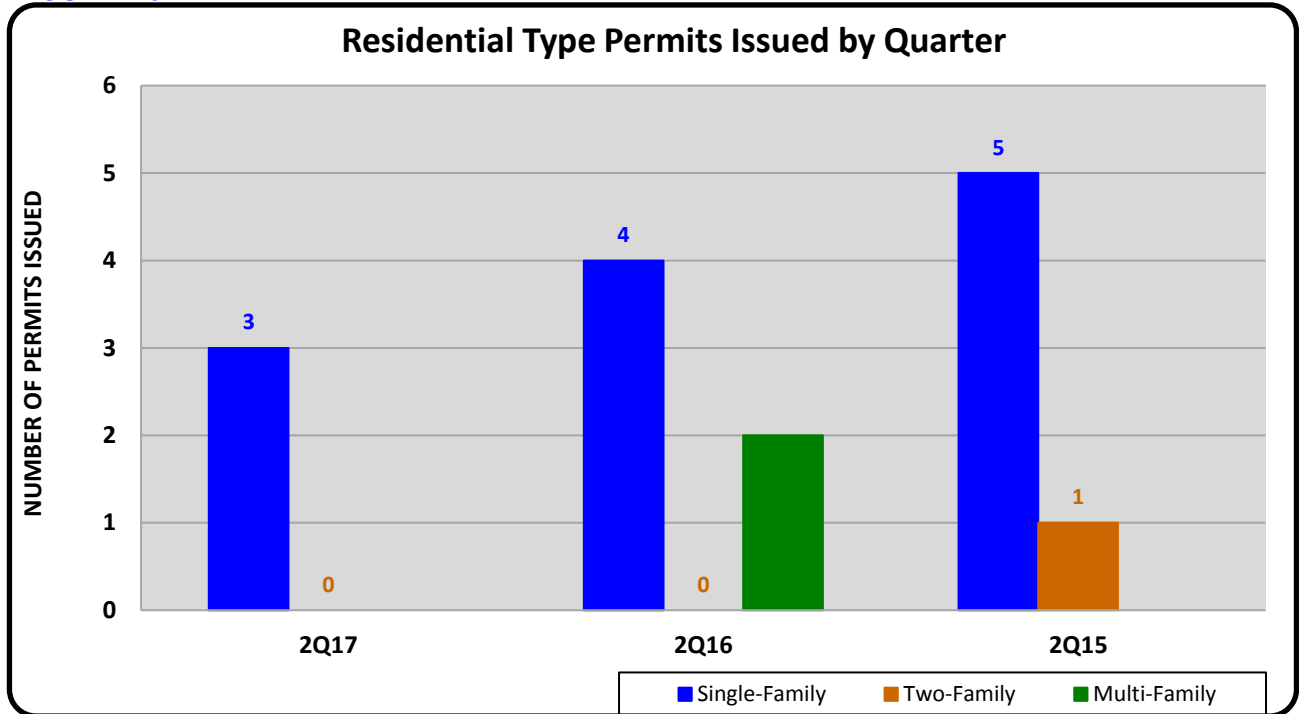


FIGURE 2-7

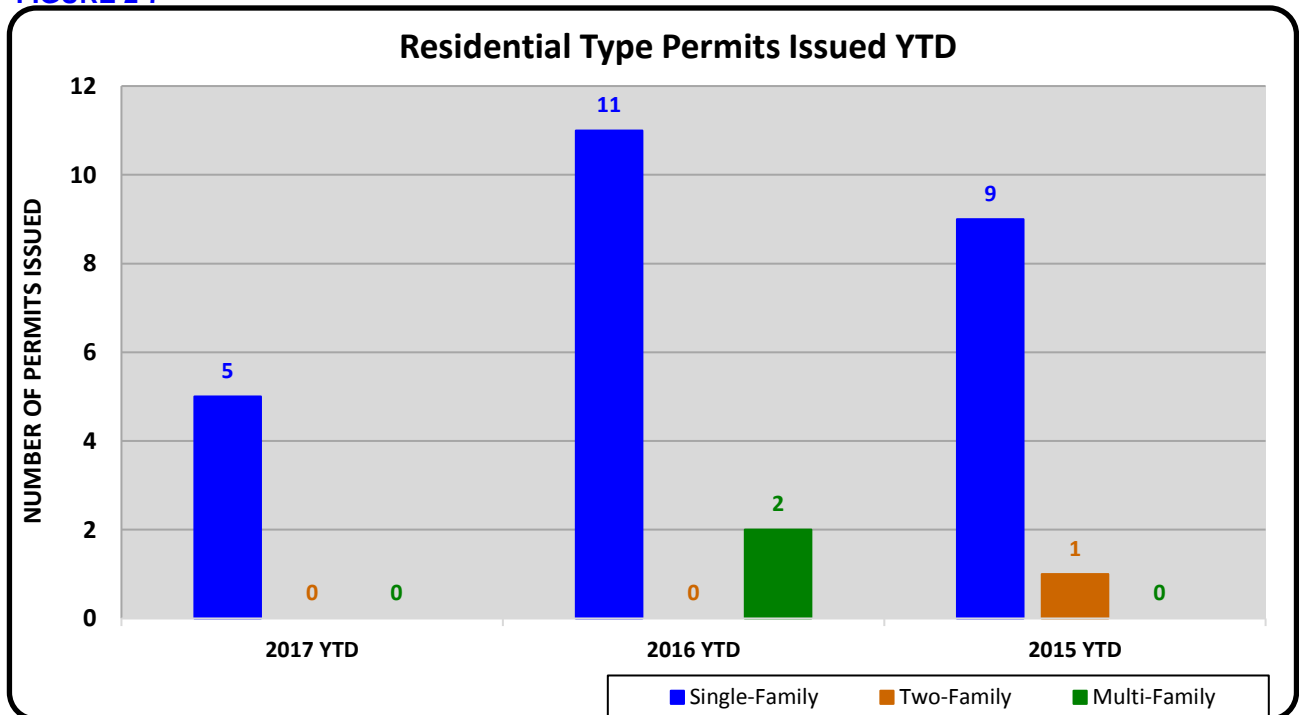


FIGURE 2-8

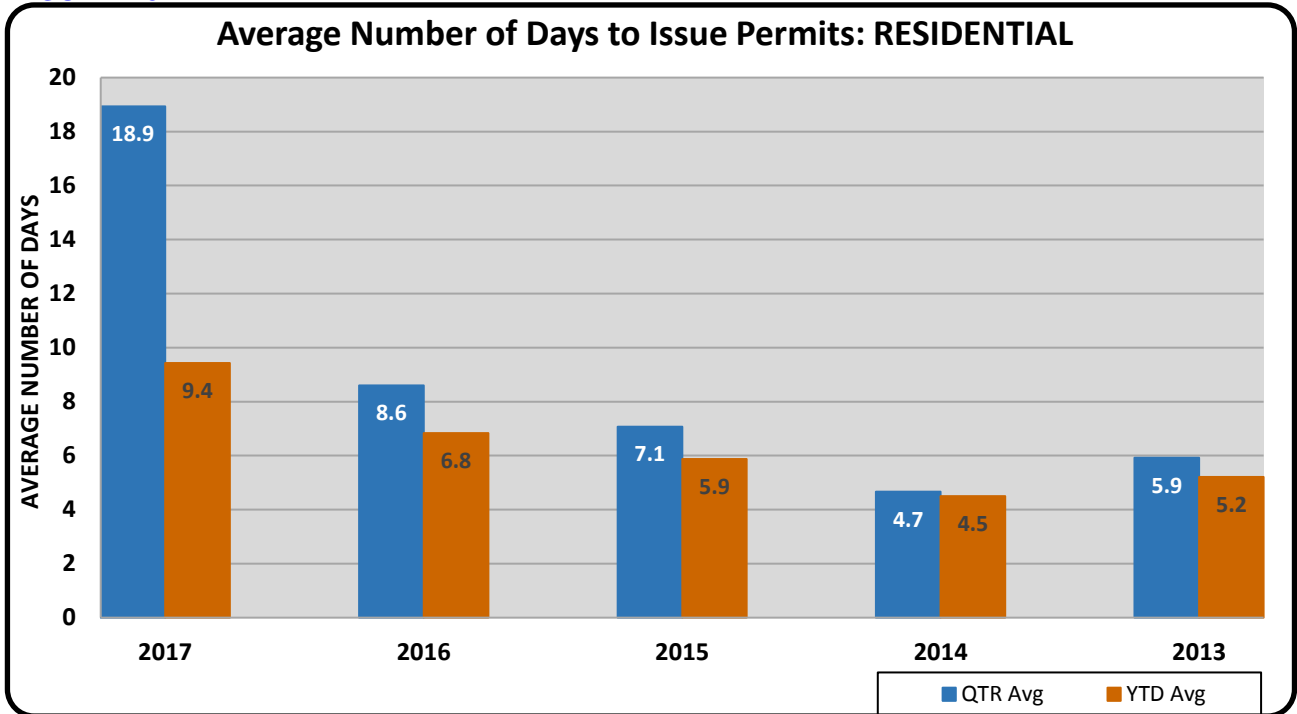
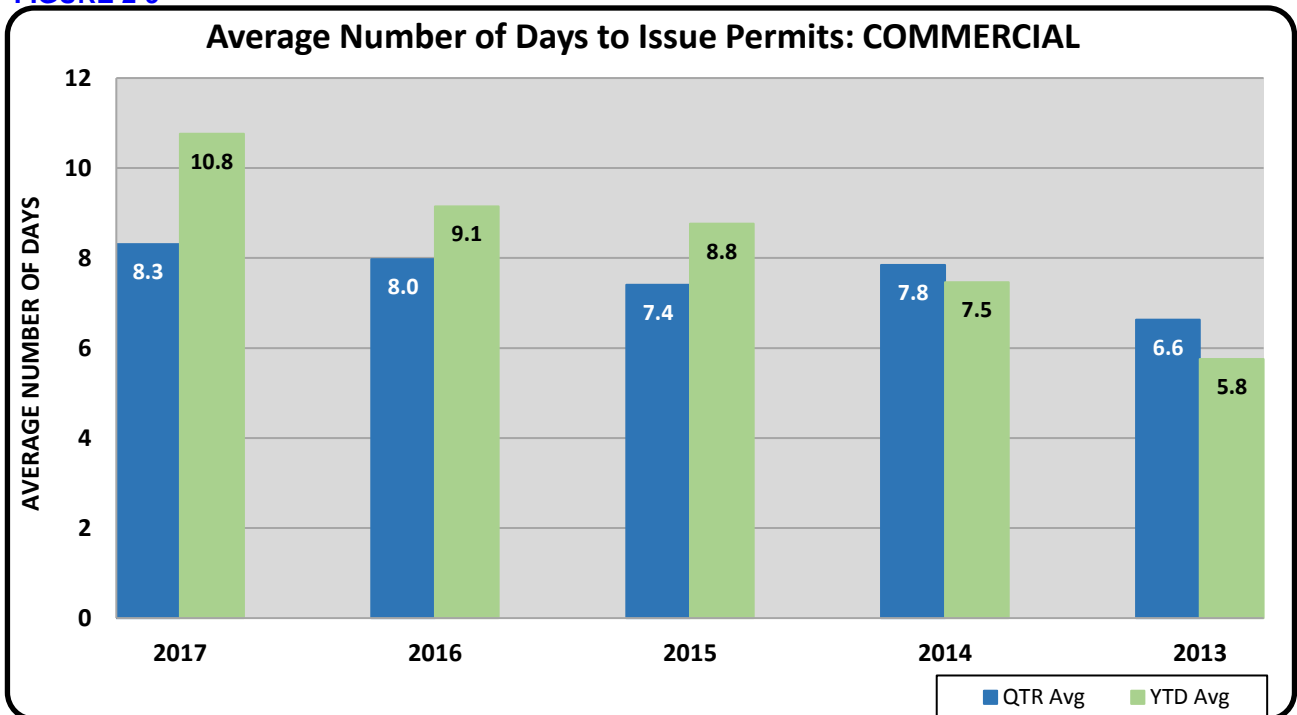


FIGURE 2-9



NOTE: The average processing times provided above include the review times for all involved reviewers, including the Building Division, Fire Department, Landscaping, Utilities Department, Planning Division, and the Taney County Health Department.

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FIGURE 2-10

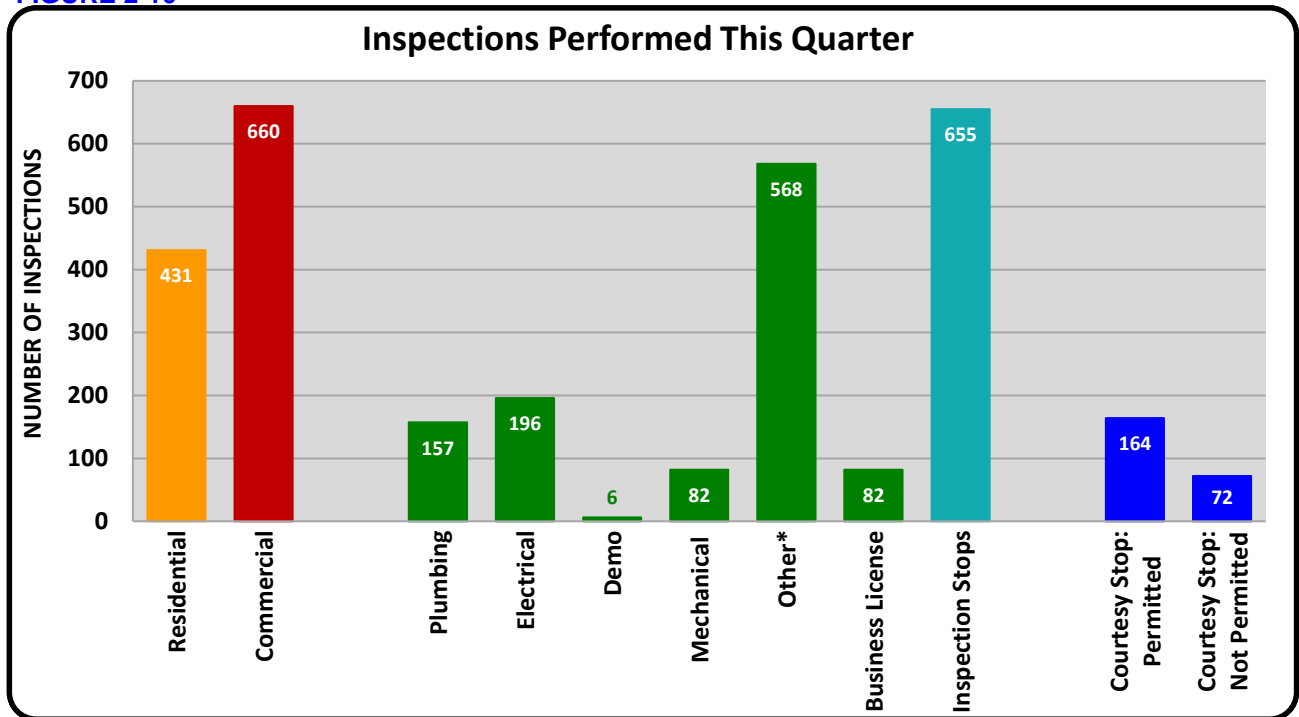
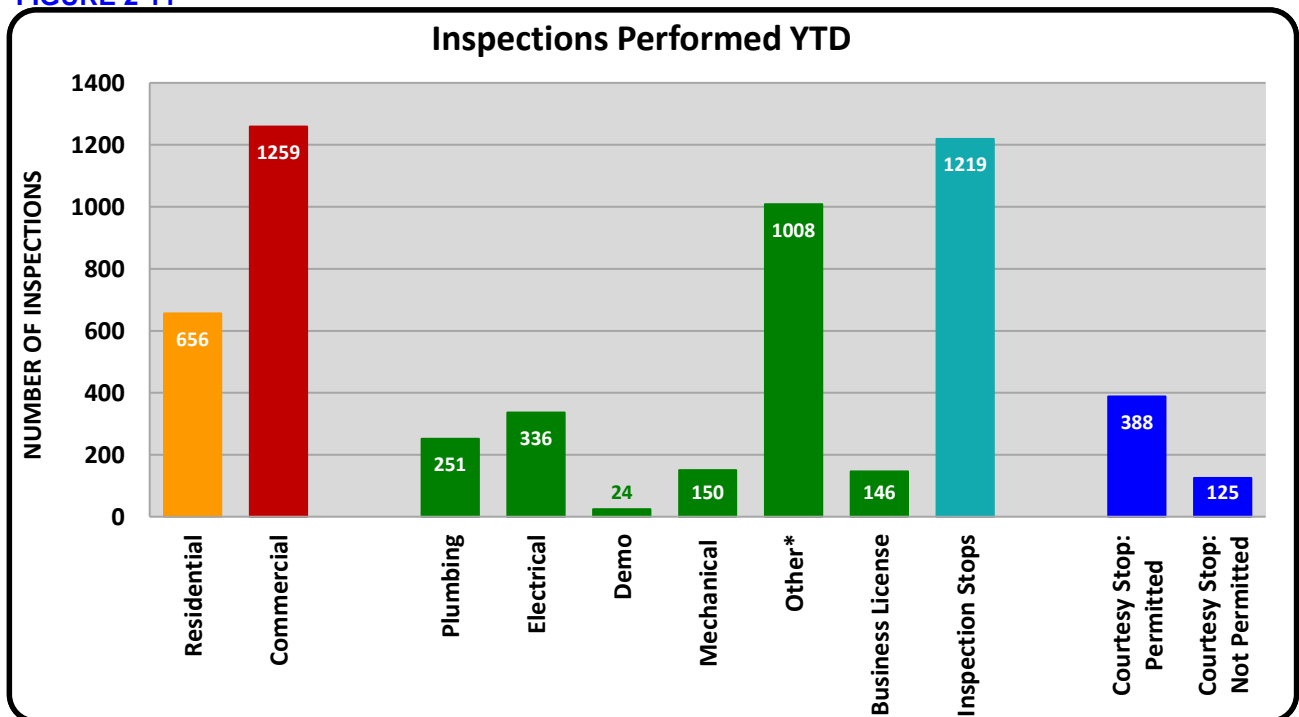


FIGURE 2-11



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

FIGURE 2-12

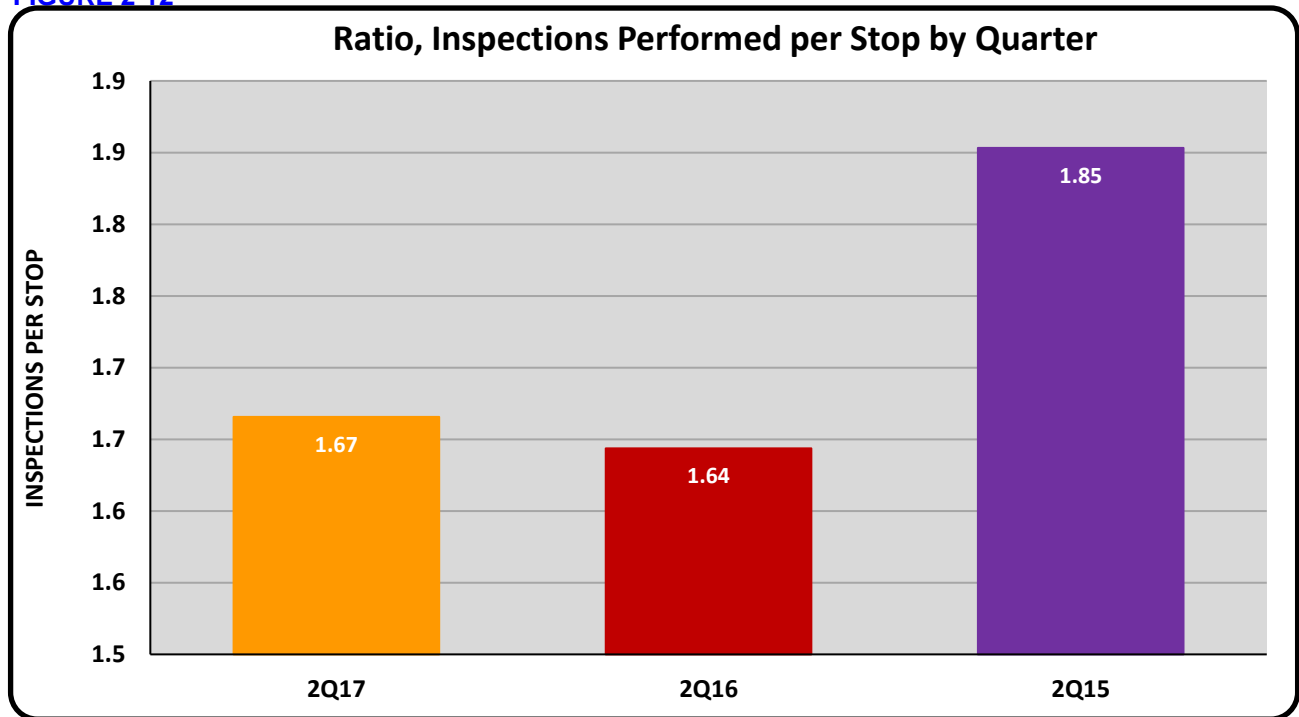
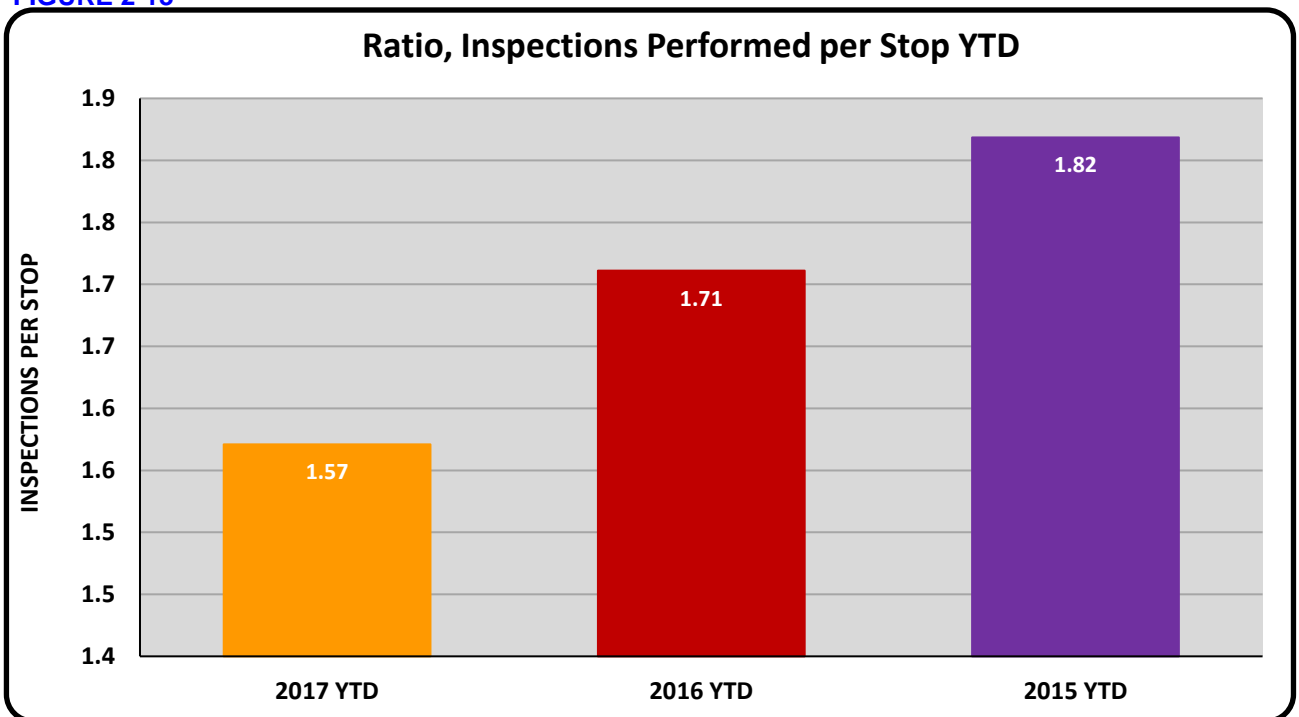


FIGURE 2-13



QUARTERLY STATUS REPORT

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

Type	Business	Address	Estimated Value
Building	Palace View 2400 Building	724 Blue Meadows Rd BD 2400	\$ 3,700,000
Building	Branson Coaster	2115 W State Hwy 76	\$ 1,550,000
Building	Westgate Branson Woods	2401 Waterfall Rd BD 1800	\$ 1,485,000
Building	Majestic BD 3 Phase 2	200 Majestic Dr Bd 3	\$ 1,323,450
Building	Face Amusement Infill	715 Branson Landing	\$ 850,000
Building	Wyndham Branson at the Meadows	380 Meadow Ridge Ln Bd 28	\$ 400,000
Building	Mac McGregor Office	195 S Payne Stewart Dr	\$ 400,000
Building	The Branson Coaster Ticket Office	2115 W State Hwy 76	\$ 300,000
Building	K54348	3226 Shepherd of the Hills Expy	\$ 250,000
Building	American Eagle Infill	300 Tanger Blvd Ste 410	\$ 216,000
Building	Grand Country Inn BD D	1945 W State Hwy 76 D	\$ 200,000
Building	Branson's Center Stage Patio	1810 W State Hwy 76	\$ 175,000
Building	Branson Mountain Coaster Repairs	935 State Hwy 165	\$ 150,000
Building	Lodge of the Ozarks	3431 W State Hwy 76	\$ 138,000
Pool	Grand Oaks Hotel Outdoor Pool	2315 Green Mountain Dr	\$ 120,000
Building	Bigfoot - Adventure Tower	3608 W State Hwy 76	\$ 115,000
Building	Hollywood Wax Museum	3030 W State Hwy 76	\$ 100,000
Building	Promised Land Zoo Expansion	2751 Shepherd of the Hills Expy	\$ 75,000
Building	Palace View Sports Court	724 Blue Meadows Rd BD 2400	\$ 68,000
Building	Dollar General	416 S Bus 65 Ste 110	\$ 65,000
Building	Fall Creek Inn	995 State Hwy 165	\$ 63,000
Building	Walmart	1101 Branson Hills Pkwy	\$ 51,088
Building	Branson's Center Stage Prep Demo	1810 W State Hwy 76	\$ 50,000
Building	Starvin Marvins	3400 W State Hwy 76	\$ 48,000
Building	Bigfoot - Outdoor Maze	3608 W State Hwy 76	\$ 40,000
Building	Lakeside Shoppes White Box Infill	482 Branson Landing Blvd Ste109	\$ 40,000
Building	Walmart White Box	2050 W State Hwy 76	\$ 35,000
Building	Sight & Sound Dog Kennel	1001 Shepherd of the Hills Expy	\$ 35,000
Building	H & R Block Infill	1447 State Hwy 76 Ste D	\$ 30,000
Paving	Branson Landing	100 Branson Landing	\$ 30,000
Building	Claire's Infill	321 Branson Landing	\$ 30,000
Building	Starbucks Cold Storage	201 E Main St	\$ 30,000
Building	Palace View Entry Gate	700 Blue Meadows Rd	\$ 30,000
Building	Dan White Retail Space	104 E Main St	\$ 28,000
Electrical	Promised Land Zoo Lights	2751 Shepherd of the Hills Expy	\$ 25,000
Building	Grand Palace	2700 W State Hwy 76	\$ 25,000
Building	76 Visitors Center	907 W Main St 100	\$ 25,000
Paving	Fall Creek HOA	9 Scenic Ct	\$ 21,723
Building	Shoji Tabuchi Prep Demo	3260 Shepherd of the Hills Expy	\$ 20,000
Building	Promised Land Zoo Catchment Barn	2751 Shepherd of the Hills Expy	\$ 20,000
Building	Dickens Craft Mall	3630 W State Hwy 76	\$ 20,000
Building	Branson Landing Charging Stations	100 Branson Landing	\$ 18,000
Building	TCAD Station 2	303 Cedar St	\$ 15,000



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Type	Business	Address	Estimated Value
Building	MO 15 Antenna	204 E Main St	\$ 15,000
Building	The Track Reroof	3325 W State Hwy 76	\$ 15,000
Building	Branson Jet Boats	434 Promenade Way	\$ 15,000
Paving	Angel Inn	3029 W State Hwy 76	\$ 14,683
Paving	Radisson Hotel Sealing & Striping	120 S Wildwood Dr	\$ 13,725
Building	Ripley's Believe It or Not	3326 W State Hwy 76	\$ 13,205
Paving	Cabins at Grand Mountain	110 Oak Ridge Rd	\$ 12,994
Building	Branson Center Stage Pergola	1810 W State Hwy 76	\$ 12,000
Mechanical	Branson Craft Mall	694 State Hwy 165	\$ 12,000
Backflow	Quality Inn Backflow	1835 W State Hwy 76	\$ 11,900
Mechanical	Harry & Davids	300 Tanger Blvd 310	\$ 11,000
Mechanical	Cardinal Clubhouse	111 Branson Landing	\$ 10,533
Paving	Foxborough Resealing & Striping	235 Expressway Ln	\$ 10,000
Building	KDML Remodel	511 S Bus 65	\$ 10,000

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TABLE 2-5: 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
Footings	Mercy Clinic Branson Footing & Foundation	448 State Hwy 248	\$ 1,274,000
Building	Longhorn Steakhouse	2821 W State Hwy 76	\$ 1,050,000
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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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

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SECTION 3: CODE ENFORCEMENT ACTIVITY

ENFORCEMENT SUMMARY

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

410 Total Files Opened	46% of Closed Complaints Resolved Verbally*
390 Total Confirmed Violations	32% of Closed Complaints Resolved via Courtesy
95% Confirmed Complaints	20% of Closed Complaints Resolved via Notice &
61 Violations Currently Open	3% of Closed Complaints Resolved via Citation*
329 Confirmed Violation Files Closed	
84% 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	155	-6%	165	-2%	169	-9%	185	30%	142
	closed	143	-2%	146	-3%	150	-9%	164	43%	115
Signs	opened	74	-13%	85	-13%	98	-10%	109	17%	93
	closed	70	-13%	80	-12%	91	-10%	101	23%	82
Trash / Rubbish	opened	39	-15%	46	0%	46	-18%	56	-15%	66
	closed	32	-24%	42	17%	36	-18%	44	-21%	56
Vehicles	opened	20	67%	12	-57%	28		8	100%	4
	closed	20	122%	9	-65%	26	225%	8	300%	2
Property Maint.	opened	63	19%	53	66%	32	39%	23	-15%	27
	closed	42	20%	35	35%	26	86%	14	-18%	17
Multiple Issues	opened	14	17%	12	140%	5	67%	3	-57%	7
	closed	5	-17%	6	100%	3	200%	1	-86%	7
Safety	opened	9	125%	4	-33%	6	0%	6	500%	1
	closed	5	67%	3	-25%	4	-33%	6	500%	1
Zoning, general	opened	14	-26%	19	-37%	30	-14%	35	59%	22
	closed	10	-47%	19	-32%	28	-18%	34	55%	22
Building, general	opened	0		0	0%	0	0%	0		0
	closed	0		0	0%	0	0%	0		0
Weekly Rental	opened	2		0		0		0		0
	closed	2		0		0		0		0
TOTALS	opened	390	-2%	396	-4%	414	-3%	425	17%	362
	closed	329	-3%	340	-7%	364	-2%	372	23%	302

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TABLE 3-2: Confirmed Violations by Type and Month

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Weeds			2	72	36	45							155
Signs	10	9	22	10	8	15							74
Trash	6	9	6	3	8	7							39
Safety				1	3	5							9
Vehicles	2	6	4	4	4								20
Nightly / Weekly Rental		1			1								2
Multiple	2				4	8							14
Zoning, general	1	2	2	2	2	5							14
Building, general													0
Property Maint., general	11	5	14	13	11	9							63
Total Violations	32	32	50	105	77	94							390

FIGURE 3-1

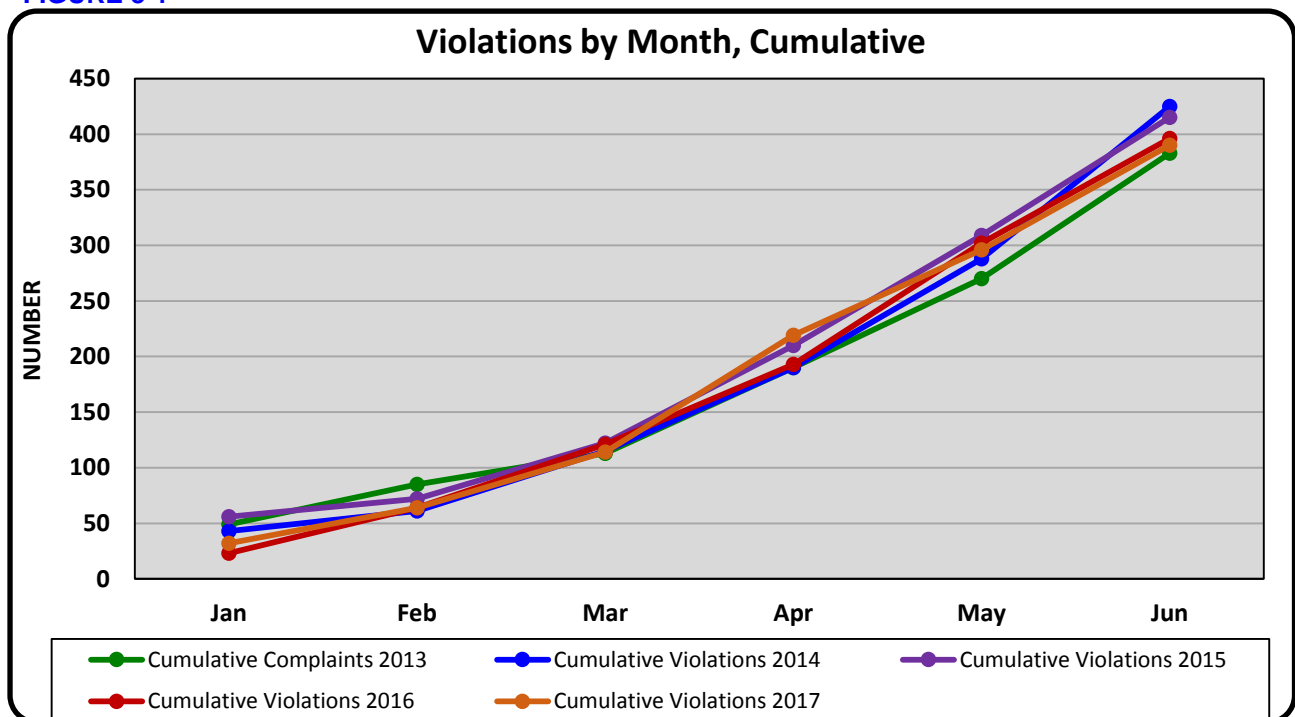


FIGURE 3-2

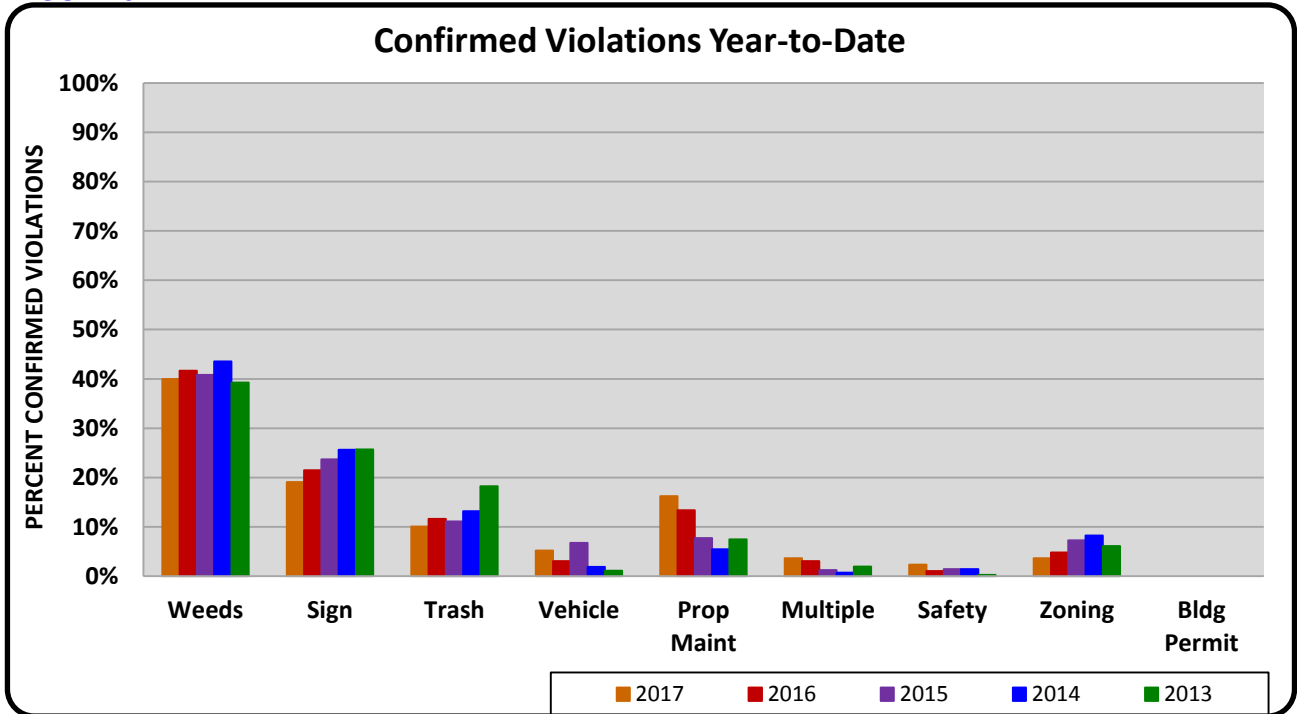


FIGURE 3-3

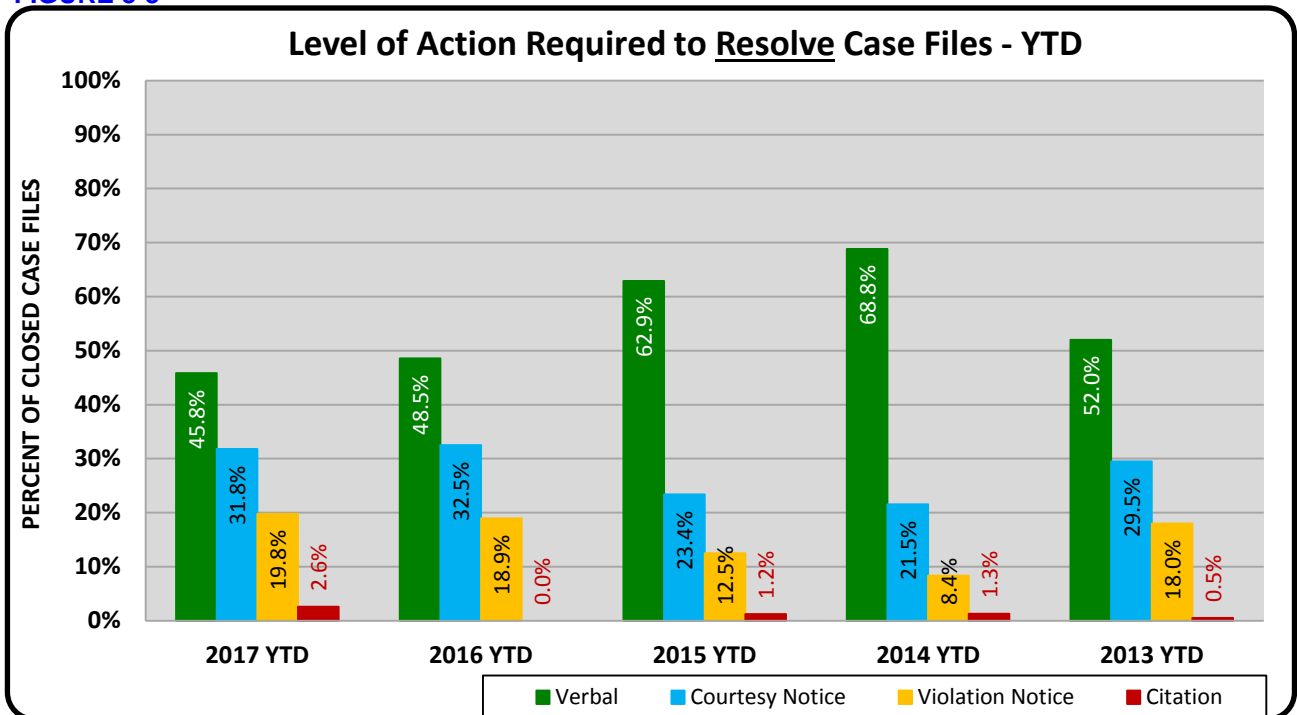
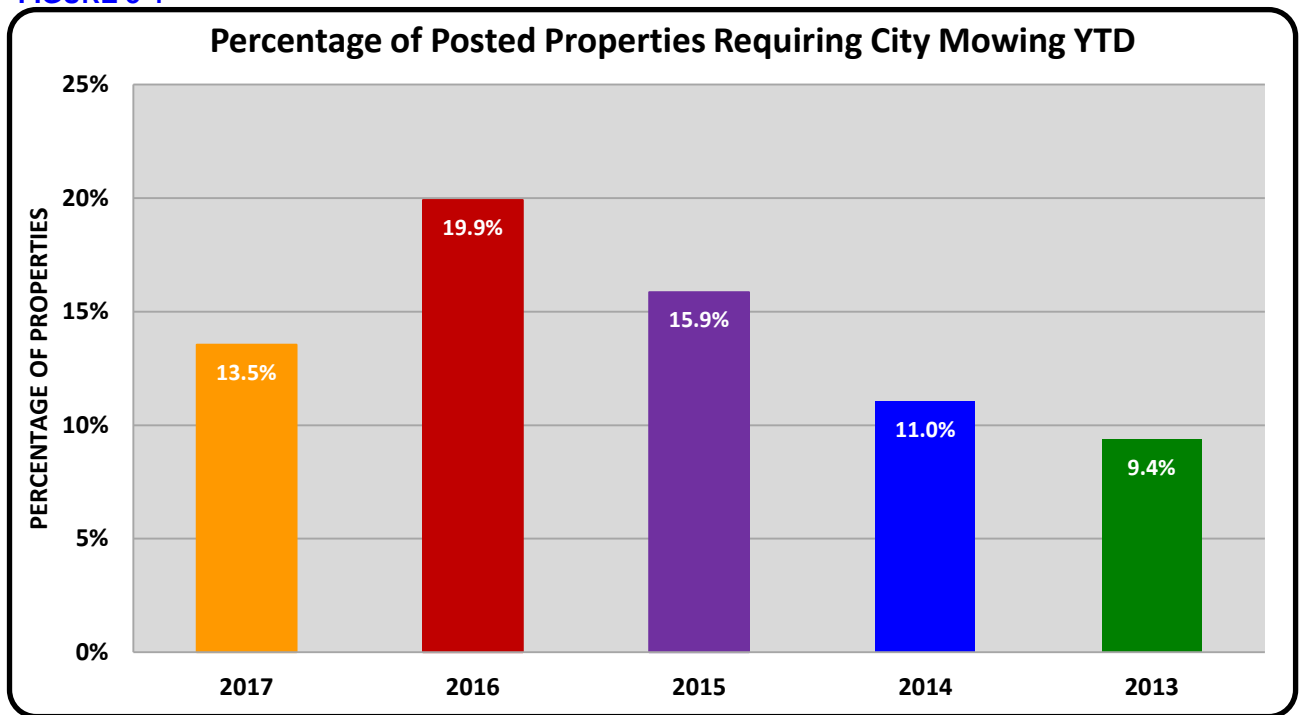


TABLE 3-3: Weed Abatement

Total Weed Violations	155	
No Violation	3	1.9%
No Action Required	0	0.0%
Verbal Request to Mow	13	8.4%
Courtesy Notice Issued	2	1.3%
Notice & Order Issued	105	67.7%
Mowed by City	21	13.5%

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
3216 W STATE HWY 76	Clay Cooper Theater	Garbage/Rubbish improperly stored / not collected	1
3514 W STATE HWY 76	Palms Inn	Property Maintenance, general	1
220 S WILDWOOD DR	Red Door Inn	Property Maintenance, general	1
245 SCHAEFER DR	Candle Light Inn	Property Maintenance, general	2
214 W COLLEGE ST	Jone Cuming	Property Maintenance, general	1
633 EISERMAN AVE	Dailey	Property Maintenance, general	1
505 GRETNA RD	Rosalee Inn	Property Maintenance, general	6
3005 GREEN MOUNTAIN DR	Castle Rock Resort	Property Maintenance, general	1
1055 BIRD RD	Cross Roads Baptist Church	Property Maintenance, general	1
505 GRETNA RD	Rosalee Inn	Safety	1
220 S WILDWOOD DR	Getaway Inn / Red Door Inn	Property Maintenance, general	9
175 GOLF VIEW DR #1-143	Grand Regency @ Thousand Hills	Multiple	2
3510 W STATE HWY 76	Queen Anne I	Property Maintenance, general	6
2825 GREEN MOUNTAIN DR	Green Mountain Inn	Multiple	2

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

Property Address	Occurrences
210 S WILDWOOD DR	8
1835 W STATE HWY 76	6
505 GRETNA RD	5
302 VETERANS BLVD	4
1002 ELM ST	3
1209 W STATE HWY 76	3
1412 W STATE HWY 76	3
202 W COLLEGE ST	3
218 BAR HARBOR	3

TABLE 3-5:

210 S. Wildwood Dr. is the vacant Knights Inn property where issues are on-going with weeds, stagnant pool water, rubbish, and breaches. 1835 W. State Hwy 76 is the Music City Center; weeds and property maintenance issues. 505 Gretna Rd. is the Rosalee Inn which have been property maintenance and safety concerns. 302 Veterans Blvd. is the Ticket Store (previously the Tea Party building) with sign related violations. 1002 Elm St. is a vacant residence with weed, rubbish and vagrancy problems.

TABLE 3-6:

210 S. Wildwood Dr. is the vacant Knights Inn property where issues are on-going with weeds, graffiti, stagnant pool water, rubbish, and breaches. 1700 W. State Hwy 76 is the closed Ramada Inn property with weed, graffiti, electrical, and swimming pool violations. 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. 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.

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

Property Address	Occurrences
210 S WILDWOOD DR	30
1700 W STATE HWY 76	24
1201 W STATE HWY 76	20
1115 W STATE HWY 76	20
1023 W MAIN ST	18
1129 W STATE HWY 76	17
907 W MAIN ST	16
505 GRETNA RD	16
3705 W STATE HWY 76	16
1425 W STATE HWY 76	16
1166 W STATE HWY 76	15
706 S SECOND ST	15
3305 W STATE HWY 76	15
707 S SYCAMORE ST	15
2855 W STATE HWY 76 #101	15
1107 W STATE HWY 76	15
302 VETERANS BLVD	14
3470 KEETER ST	14
2821 W STATE HWY 76	14
903 CANAL ST	13
311 VETERANS BLVD	13
503 S OLD COUNTY RD	13
3506 W STATE HWY 76	13
3115 W STATE HWY 76	13
102 N FIFTH ST #1	13
2210 W STATE HWY 76	13
1900 W STATE HWY 76	13

SECTION 4: CODE ENFORCEMENT PERFORMANCE MEASUREMENTS

FIGURE 4-1

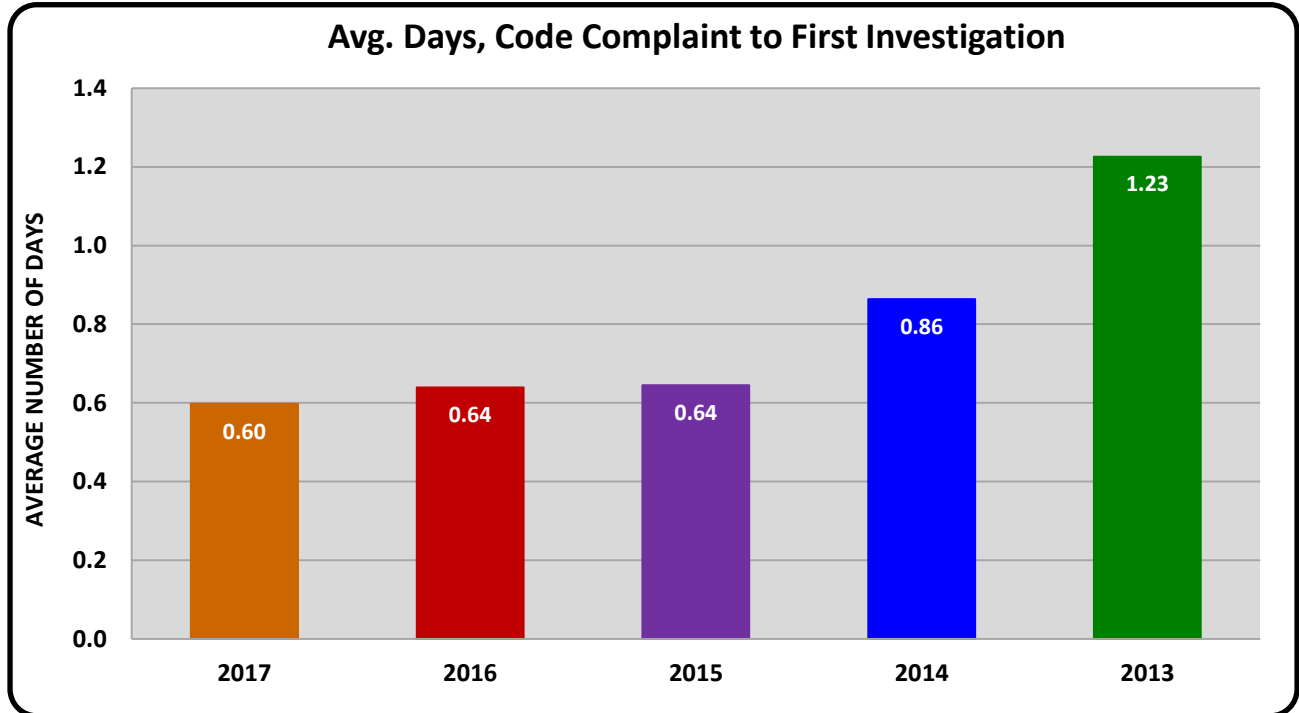


FIGURE 4-2

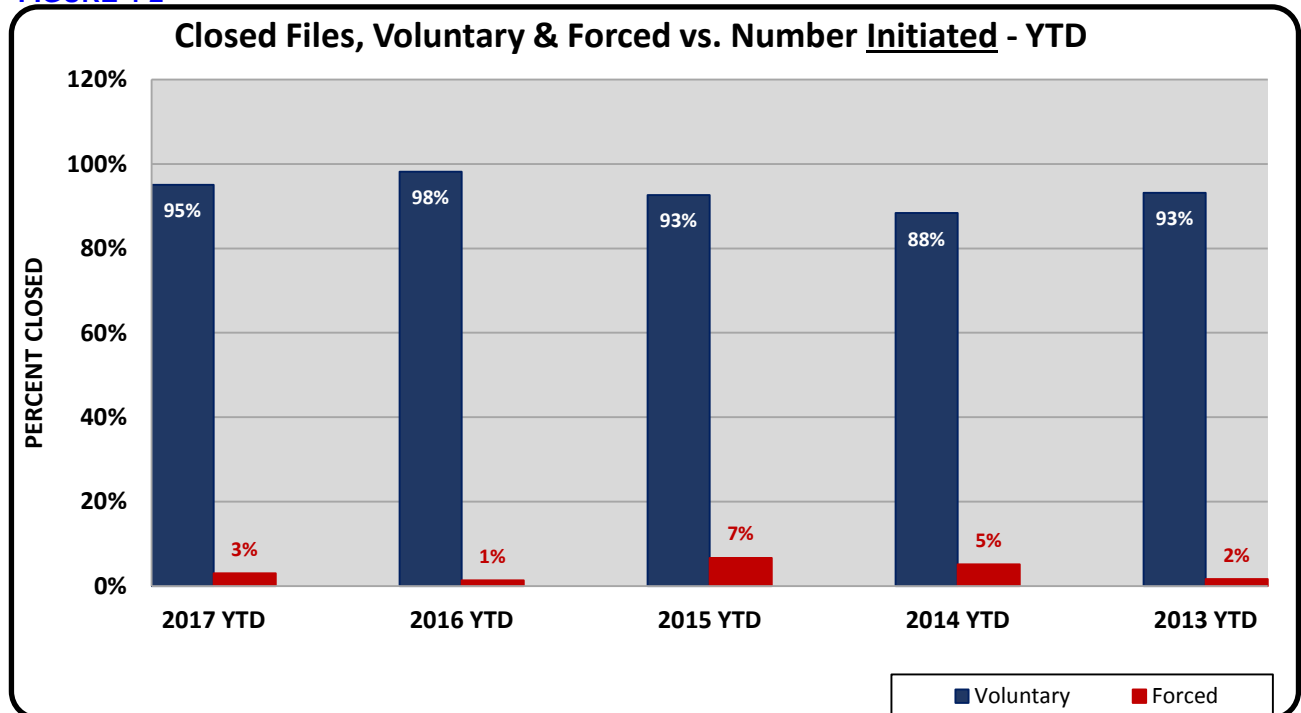


FIGURE 4-3

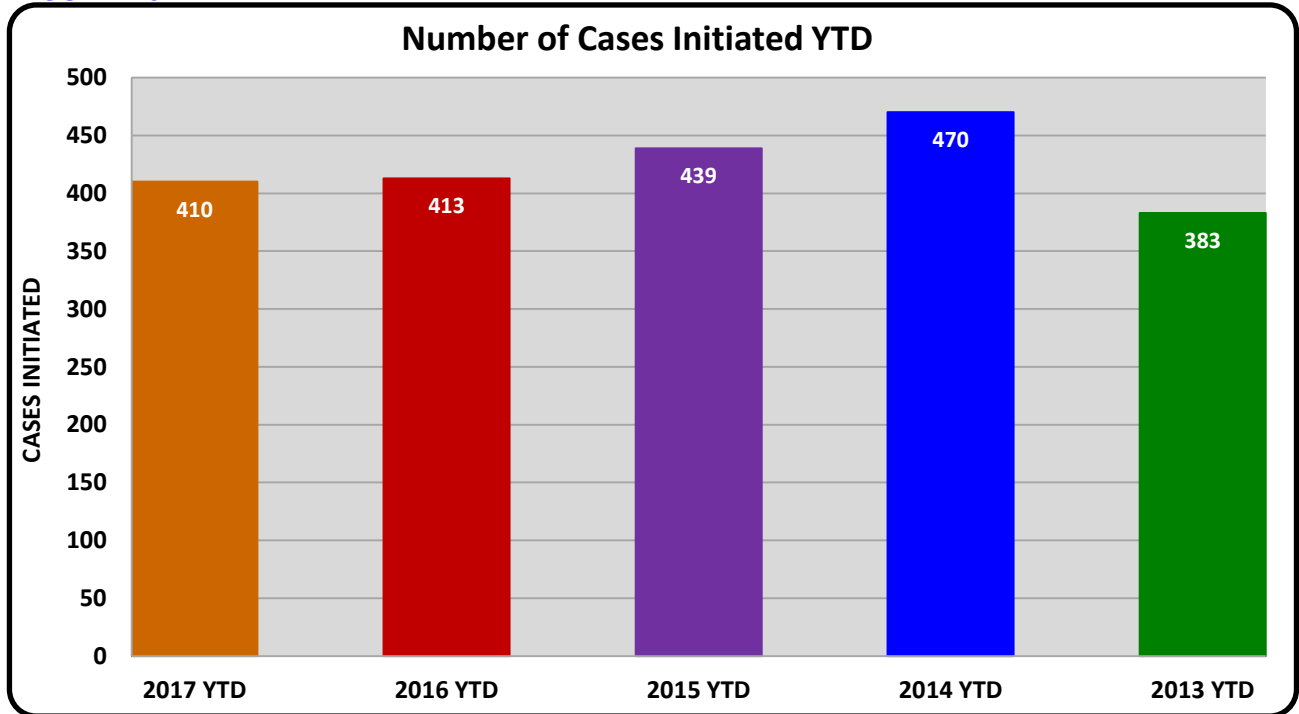
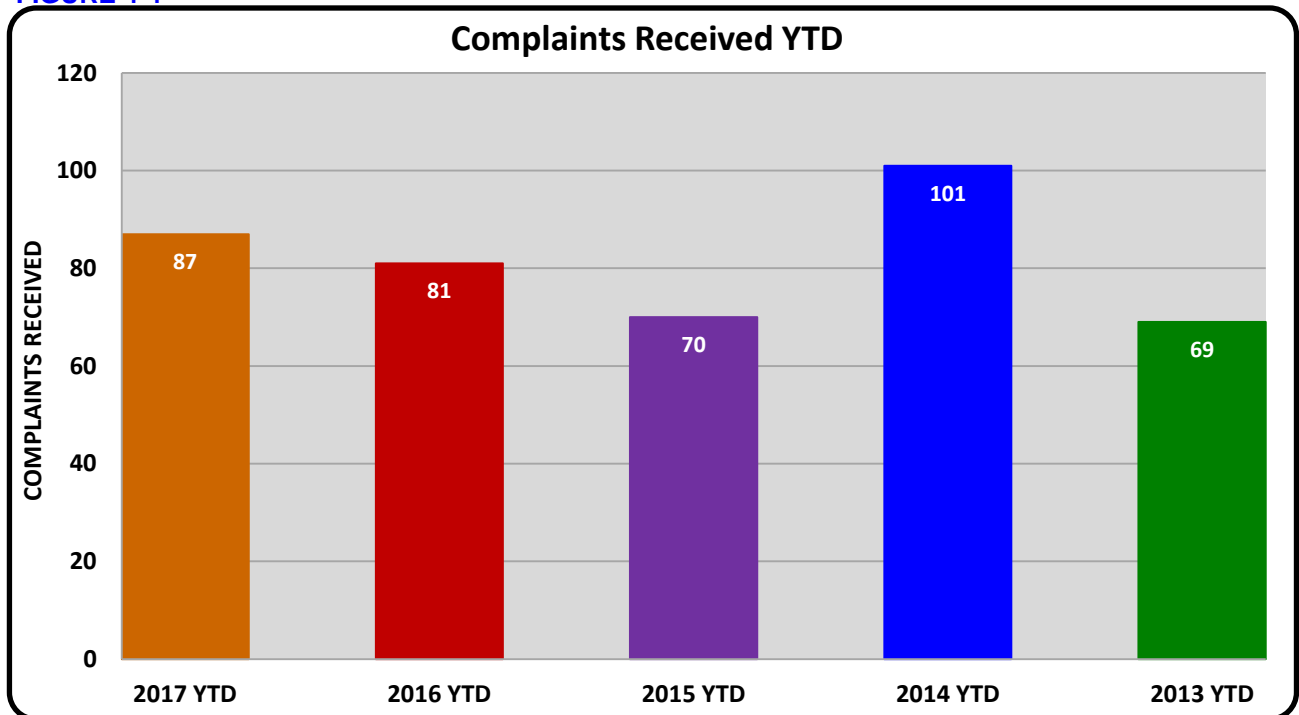


FIGURE 4-4



SECTION 5: SIGN ACTIVITY

TABLE 5-1: Sign Removals

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Garage Sale	1	6	13	1	8	4							33
Real Estate	4	1		2	1	1							9
Political		2	4	1									7
Business Advertisement	1	3	5	9									18
Employment / Hiring													
Moving Sale					1								1
Other		1											1
TOTALS	6	13	22	13	10	5							69

FIGURE 5-1

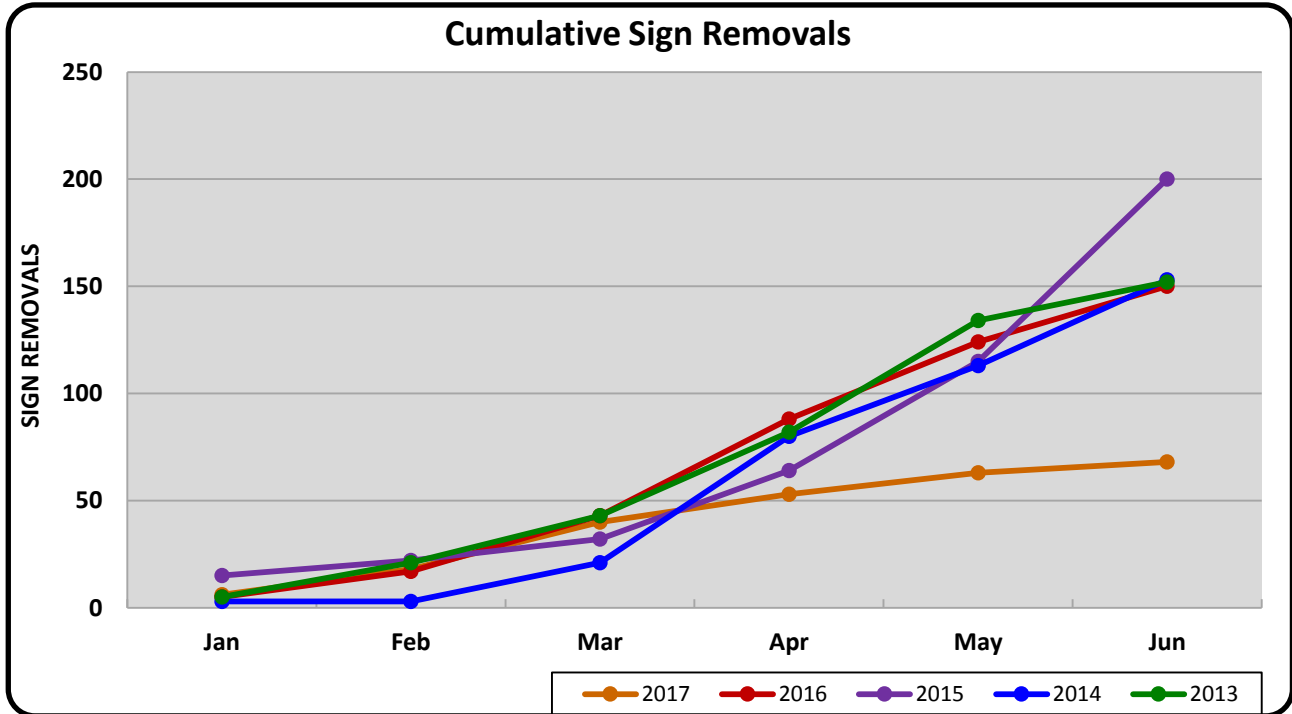


FIGURE 5-2

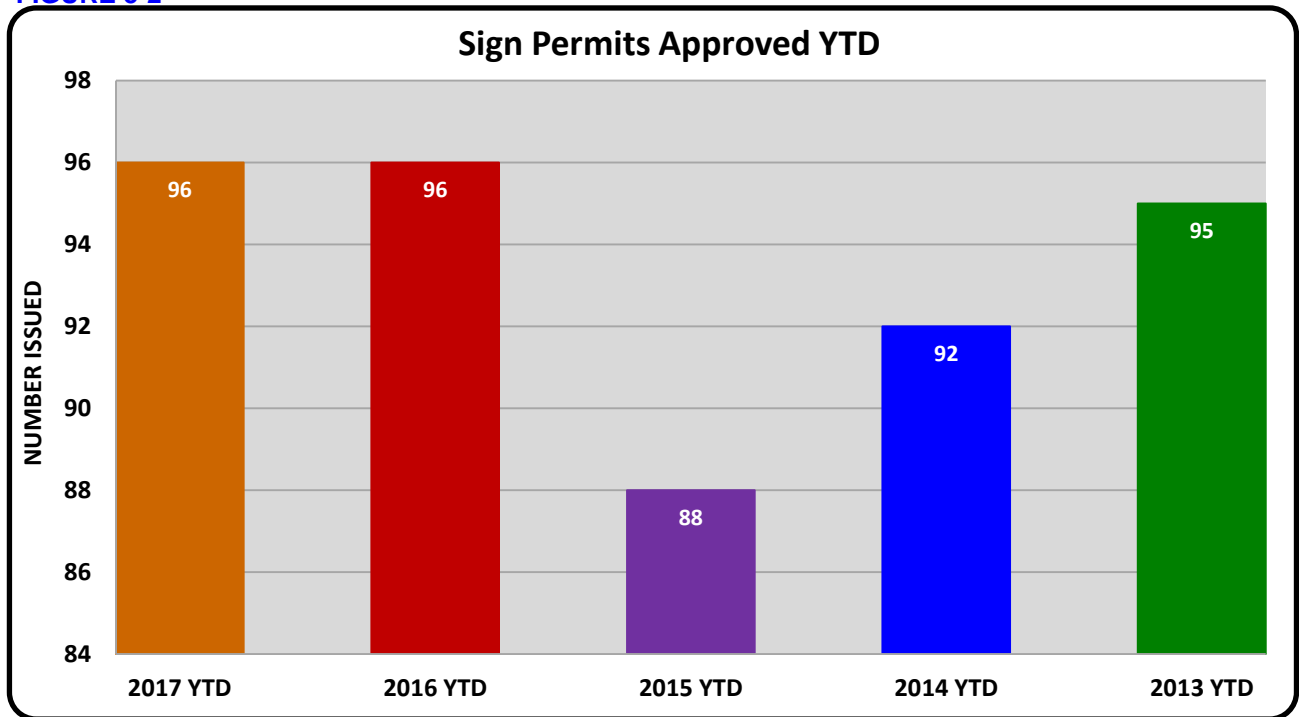


FIGURE 5-3

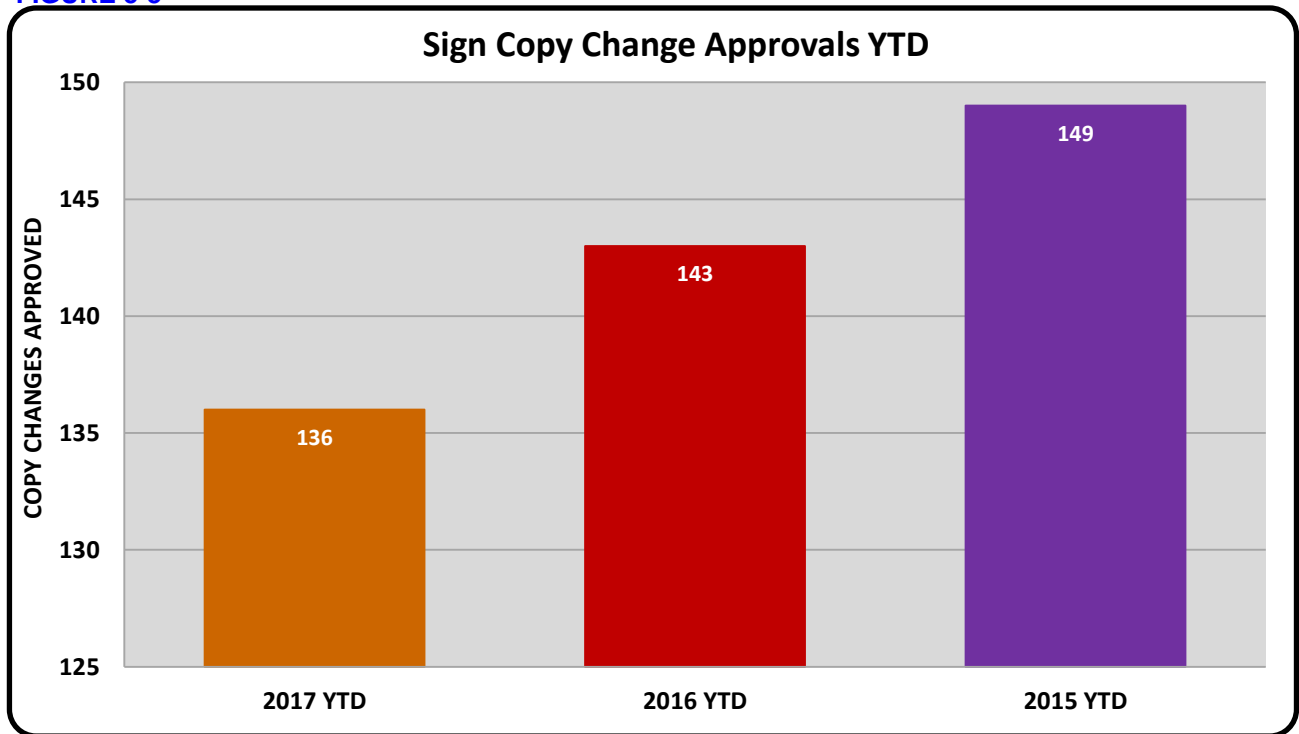


FIGURE 5-4

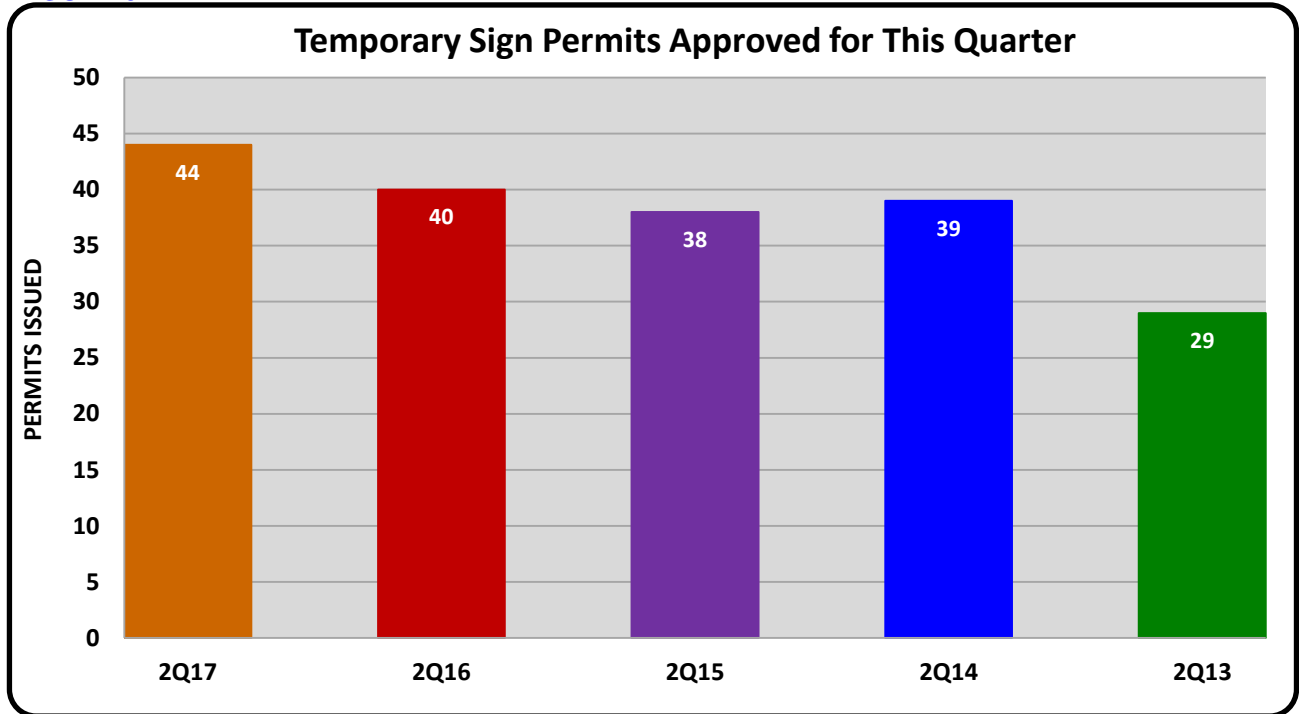
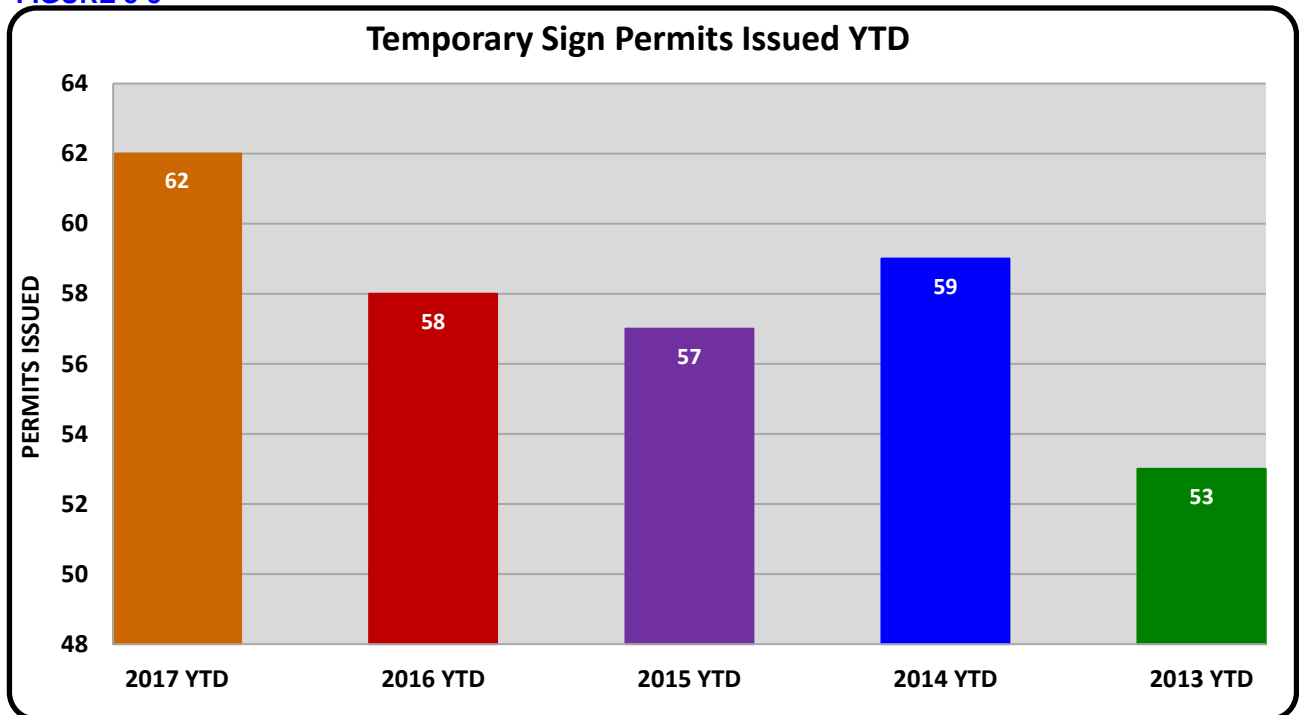


FIGURE 5-5



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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					1								1
Easement Vacation													0
Final Subdivision Plat													0
Final Subdivision Replat													0
General Application						1							1
Minor Subdivision Replat	1	1		1	1	1							5
Municipal Code Amendment		1				1							2
Planned Development													0
PD Amendment													0
Preliminary Subdivision Plat													0
Preliminary Subdivision Replat													0
Special Events				1	1								2
Special Events - Street Closure				2	2	2							6
Special Permit													0
Special Use				1									1
Street Vacation				1	1								2
Variance			1										1
Zoning Request													0
Zoning Change													0
Tree Removal Requests	9	5	9	15	11	10							59
Open for Business	4	2	3	2	4								15
Home Occupation				1	1								2
Charitable Dropbox													0
Garage / Yard / Estate Sale	1	3	3	22	27	15							71
Portable Storage Unit													0
Recycling Drop-off Center													0
Searchlight													0
Temporary Vehicle Wash													0
Construction Office / Storage						1							1
Farmer's Market													0
Food Truck				2	2	4							8
Outdoor Sales / Promo Event			1	1	1								3
Public Event		6		4	5	1							16
Seasonal Sale						6							6
Temporary Office Facility													0
TOTALS	15	20	17	53	57	42							204

FIGURE 6-1

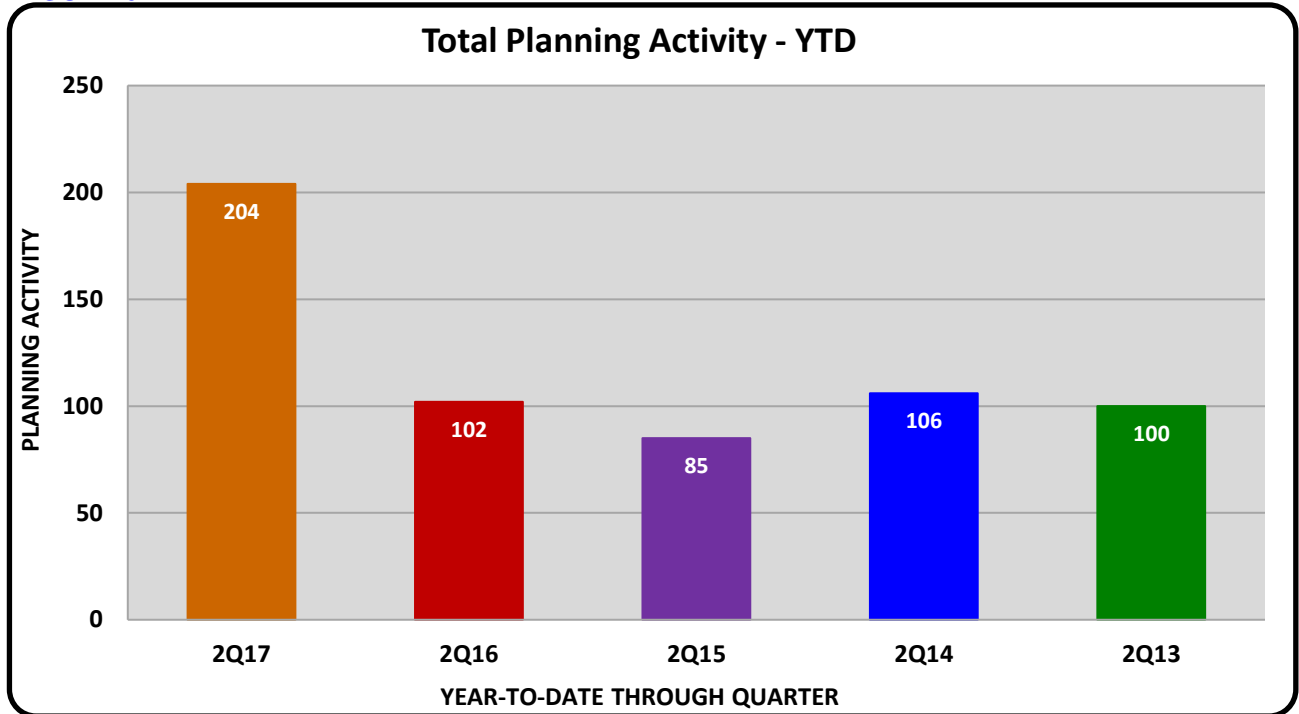


FIGURE 6-2

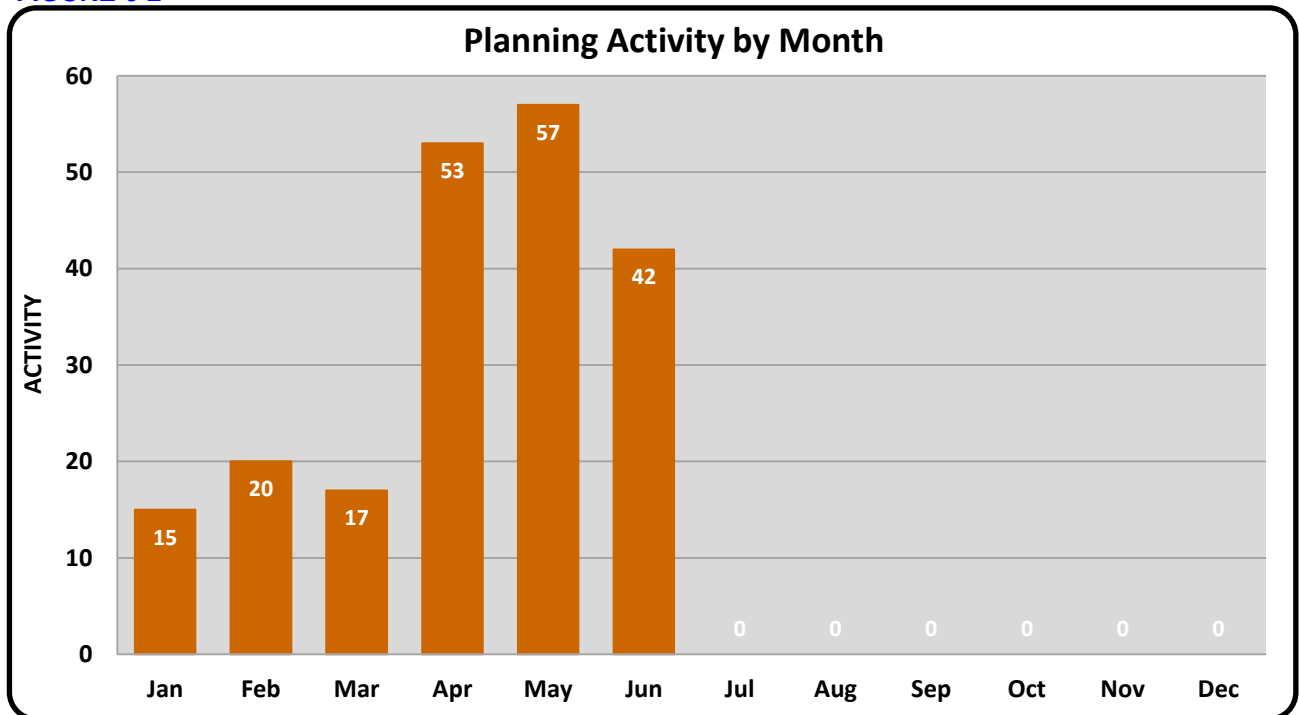
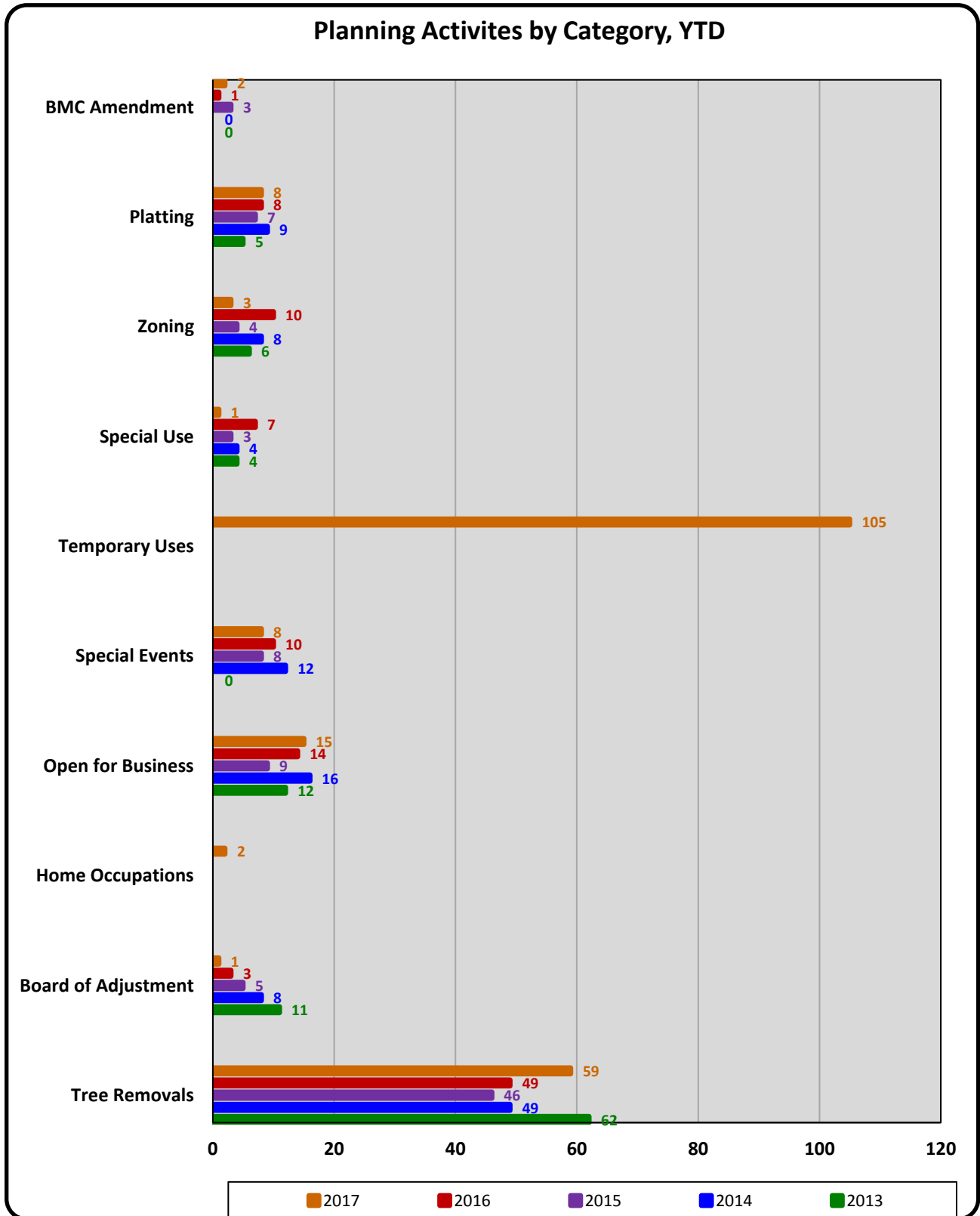


FIGURE 6-3



SECTION 7: PLANNING DEPARTMENT SURVEYS

SURVEY SUMMARY

316 Surveys Issued
49 Surveys Returned
16% Return Rate

TABLE 7-1: Survey Question Responses, YTD

Question	Responses	Respondent Assessments					
		Excellent	Good	Fair	Poor	Bad	NA*
Explanation of the permit process	48	85%	6%	8%	0%	0%	0%
Clarity and helpfulness of information received	47	74%	17%	6%	0%	2%	0%
Timeliness of the permit process	48	81%	13%	4%	2%	0%	0%
Explanation of the inspection process	49	80%	12%	8%	0%	0%	0%
Timeliness of inspections performed	49	88%	8%	2%	0%	2%	0%
Consistency and fairness in applying codes	46	74%	20%	4%	0%	0%	2%

*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%	--