RECEIVED
95611
SEP 21 2026
BOONE COUNTY
PLANNING COMMISSION

BOARD OF ADJUSTMENT
BOONE COUNTY PLANNING COMMISSION

One (1) scaled copy and one (1) 11 x 17 reduction of submitted drawings are required

Site Plan Review is not granted by the appropriate Board of Adjustment

An application consists of all fees paid in full, submitted drawings, and a completed application form

SECTION A: (To be completed by applicant)

1. Check One ☑ Boone ☐ Florence ☐ Walton ☐ Union

2. Check One ☑ Conditional Use Permit ☐ Variance ☐ Appeal
☐ Change in Non-Conforming Use

3. Applicant: James Navin

Address: 46 woodlawn ave

Ft. Mitchell (City) | Ky (State) | 41017 (Zip Code)

Phone Number: (859) 462-6167 Fax Number:

Email: mlk9ky@mlk9.com

4. Description of Request:
To grant a conditional use permit for a pet training facility.

5. Name of Development: MLK9 Kentucky

6. Location of Development: 1822 Airway drive

Erlanger (City) | Ky (State) | 41018 (Zip Code)

7. Acreage Under Review: 0.26

8. Lot Number and Name of Subdivision (if part of a subdivision):
ROLLING GREEN ACRES

9. Current Owner: Primary owner: Russell Sparks Secondary owner: Phyllis Sparks.

Address: 13160 SERVICE RD

Walton (City) | ky (State) | 41094 (Zip Code)

Phone Number: 859-393-3491 Fax Number:

Email: phyllis@scicrane.com

10. Proposed Use(s) on Site: pet, service K9, law enforcement K9 and SAR K9 trainning (NO DOGGY DAYCARE)

11. Total Square Footage of Existing and/or Proposed Buildings: 3,575

12. Current Zoning: I-1

13.

1263	293	2022
Deed Book	Page	Group Number

14. Is the site subject to a zone change: ☐ Yes ☑ No
If yes, date of approval: _____

15. Have you submitted a Site Plan with this request: ☑ Yes ☐ No

16. Have you submitted a list of adjoining property owners with this request: ☑ Yes ☐ No

17. I, or we, understand and agree that this application and drawing(s) are being filed in accordance with the Boone County Zoning Regulations.

Property Owner's Signature: Phyllis Sparks

Applicant's Signature:

SECTION B: (To be completed by Planning Commission staff)

1. Date Received: 9/21/26 Fee Received: #1116.00 Receipt #: 95611
2. Is application complete: Yes
3. Staff Reviewer: L Elliott
4. Scheduled Board Action Date: 10/14/26
5. Board Action: _____

_____ Approved

✓ Approved with Conditions (see #6)

_____ Denial (See #7)

6. Conditions of Approval: See attached

7. Reasons for Denial: _____

Boone County Planning Commission
Boone County Administration Building
2950 Washington Street, Room 317
P.O. Box 958
Burlington, Kentucky 41005
Phone: 859-334-2196
plancom@boonecountyky.org
www.boonecountyky.org

CONDITIONS OF APPROVAL

APPLICANT: James Navin

LOCATION: 1822 Airway Drive, Boone County, Kentucky

ZONING: Industrial One (I-1)

DATE: October 14, 2026

1. The applicant shall submit a Minor Site Plan for the site improvements shown on the Concept Plan (parking, dumpster enclosure, fencing).

2. Capacity shall be limited to 28 dogs on site at any given time. Any future expansion of capacity shall require the applicant to come back through the Board of Adjustment to modify the Conditional Use Permit.

STAFF REPORT **#7**

APPLICANT: James Navin

LOCATION: 1822 Airway Drive, Boone County, Kentucky

ZONING: Industrial One (I-1)

DATE: October 14, 2026

PROPOSAL

A. The submitted request is a Conditional Use Permit to allow a pet training and boarding facility to occupy the existing building.

SITE HISTORY

1954 On June 20, 1954, the Florence Planning and Zoning Commission approved a Final Plat for Rolling Green Acres, creating the lot in question.

2024 On June 26, 2024, the Boone County Planning Commission approved a Major Site Plan for a 3,575 square foot storage building, concrete driveway apron, and landscaping.

APPLICABLE REGULATIONS

A. Section 202.C of the Boone County Zoning Regulations states that one of the duties of the Board of Adjustment is to grant conditional uses permits to allow the proper integration into the community of uses which are specifically named in the zoning regulations which may be suitable only if specific locations in the district and only if certain conditions are met.

B. The Board should evaluate the request as it relates to the criteria necessary for granting a Conditional Use Permit as stated in Section 205.H of the Boone County Zoning Regulations.

1. Findings listed in Section 205.H (Findings for all Conditional Uses):

   a. Will be harmonious with and in accordance with the general objectives, or with any specific objective of the County's comprehensive plan, a specific corridor plan and/or the zoning order.
   b. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and shall not change the essential character of the same area.
   c. Will be hazardous to existing or future neighboring uses.
   d. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.
   e. Will create excessive additional requirements at public cost for public facilities and services and will be detrimental to the economic welfare of the community.
   f. Will involve uses, activities, process, materials, equipment and conditions

of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, dust, fumes, glare or odors.

g. Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.

C. The Board should evaluate the request as it relates to the criteria necessary for granting a Conditional Use Permit as stated in Section 1102.2.A of the Boone County Zoning Regulations (Findings for a Conditional Use Within the I-1 District):

1. The activity is provided primarily in support of and obtains its trade from the employees of the district;
2. The activity is of integral relation to the purpose of the district;
3. The use, building or structure is subservient to and not of scale, nature, trade or other character which will compete, detract or conflict with the purpose and permitted uses of the district;
4. The arrangement of uses, buildings, or structures is mutually compatible with the organization of permitted and accessory uses to be protected in the district.

D. Section 505.4 of the Boone County Zoning Regulations identifies 'Kennel' as a Conditional Use within the I-1 district.

E. Section 1102.A of the Boone County Zoning Regulations states that "The purpose of the Industrial One district is to allow different types of small to large scale light manufacturing, warehouse, distribution and related service uses, which require direct accessibility to a regional transportation system... This district is also to provide for appropriate public facilities and/or services to the permitted uses identified in the district. This zoning classification can range from a compact, multi-level office development on several acres to an extensive mixed office/warehouse/distribution development that is located on many acres. This zoning classification often includes some limited commercial wholesale and retail uses intended to serve the district and constructed to blend in visually with the character of the area."

F. Section 4000 of the Boone County Zoning Regulations defines 'Kennel' as follows: A lot or a facility in which four (4) or more domesticated animals greater than four (4) months of age are maintained for commercial purposes. Commercial purposes include the grooming, breeding, boarding, animal day care, training, raising, and selling of domesticated animals.

RELATIONSHIP TO THE COMPREHENSIVE PLAN

A. The Our Boone County Plan 2045 - Future Land Use Plan designates the site for "Industrial" uses, which are described as manufacturing, wholesale, warehousing, distribution, assembly, mining, and terminal uses.

B. Airway Drive is a county-maintained local street, providing for two-way traffic within an approximate twenty (20) foot pavement width. There are no sidewalks along either side of the roadway.

SITE CHARACTERISTICS

A. The approximate 0.3-acre area is located on the northeast side of Airway Drive.

B. Access to the site is provided by a single curb cut onto Airway Drive.

C. The site is currently occupied by a 3,575 square foot flex/storage building.

SURROUNDING LAND USES AND ZONING

North: Undeveloped land (I-1)
South: Undeveloped land (I-1)
East: Storage/flex space (I-1)
West: Undeveloped land (I-1)

PROPOSED DEVELOPMENT

A. The applicant is proposing to allow a pet training and boarding facility to occupy the existing building, and allow for associated site improvements (parking, dumpster enclosure, fencing).

STAFF COMMENTS

A. The applicant has provided a detailed narrative of their facility operations.

B. Should the Board take action to approve the submitted request, Staff is suggesting the following conditions be considered as part of that action:

   a. The applicant shall submit a Minor Site Plan for the site improvements shown on the Concept Plan (parking, dumpster enclosure, fencing).

   b. Capacity shall be limited to 28 dogs on site at any given time. Any future expansion of capacity shall require the applicant to come back through the Board of Adjustment to modify the Conditional Use Permit.

CONCLUSION

A. KRS 100.237 and Section 202 of the Boone County Zoning Regulations give the Boone County Board of Adjustment the authority to act on the Conditional Use Permit request.

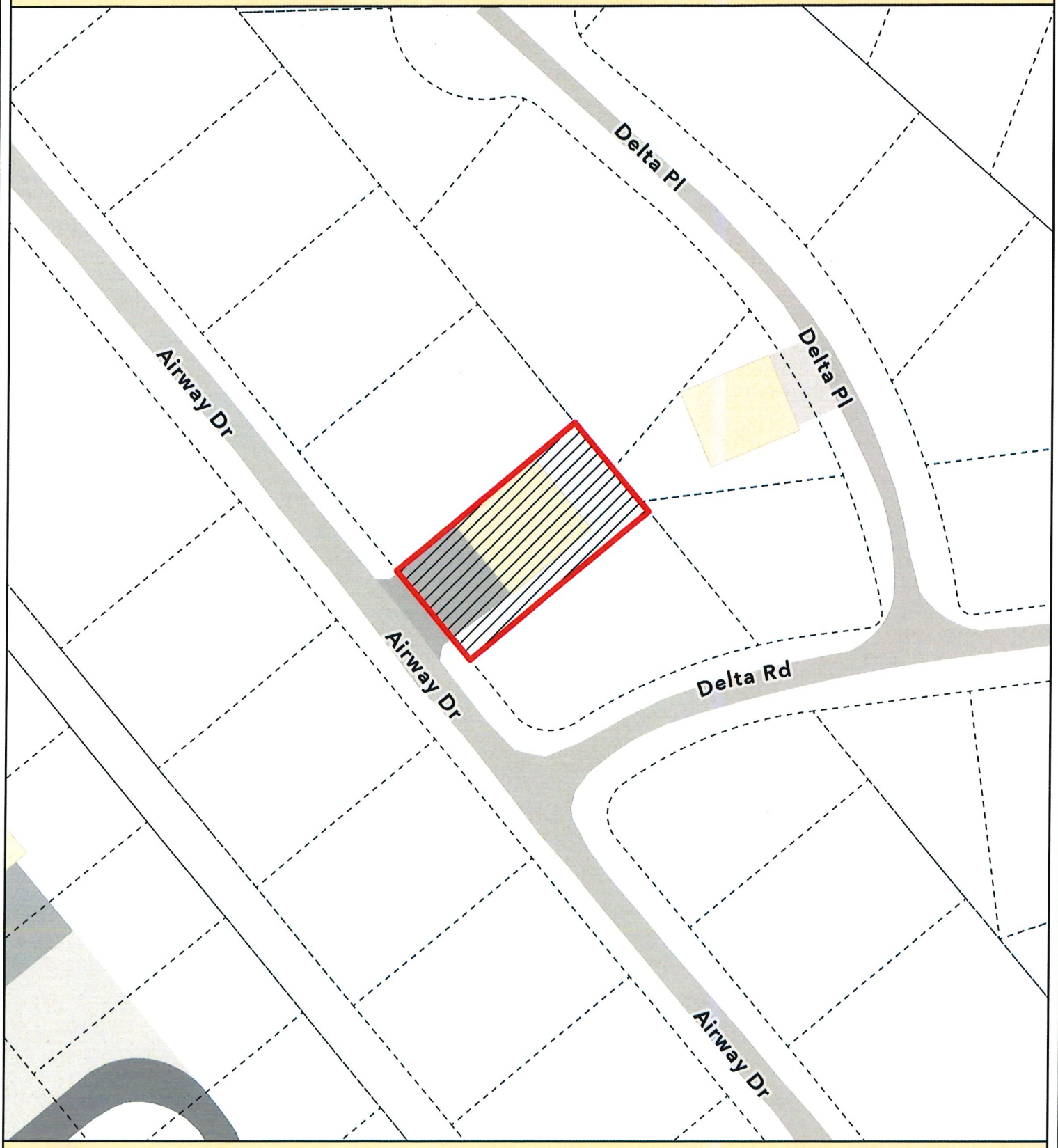
Respectfully Submitted,

Lauren M. Elliott
Planner, Zoning Services

LME/nd

Attachments
*Vicinity Map
*Aerial Map
*Zoning Map
*2045 Future Land Use Map
*Application
*Concept Development Plan

Vicinity Map



0 45 90 180 270 360 Feet

N W E S

Boone County GIS - Putting Northern Kentucky on the Map

Map Created: 10/7/2026

ArcGIS Pro Document: *.aprx

Aerial Map



0 45 90 180 270 360 Feet

N W E S

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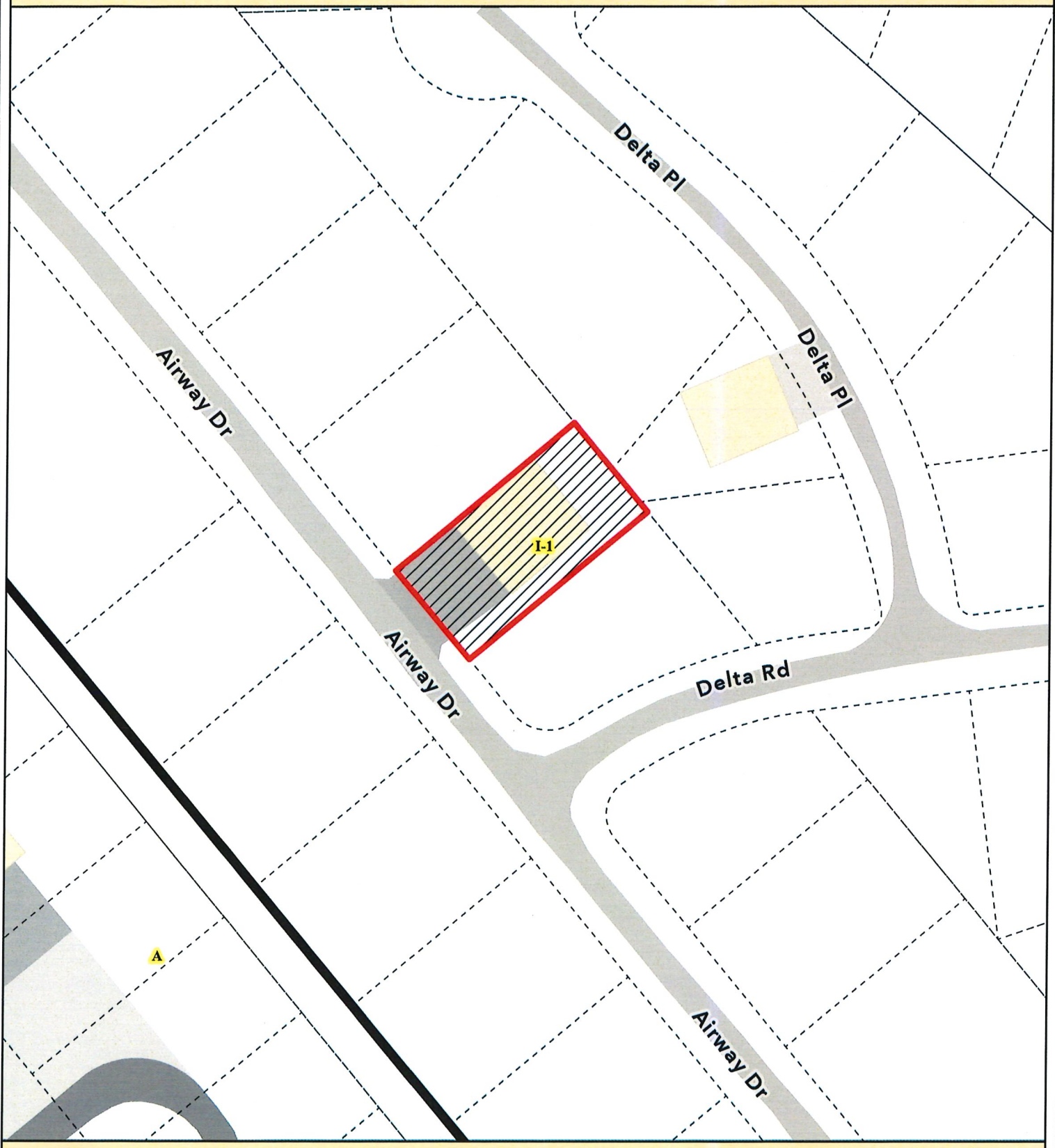
Zoning Map



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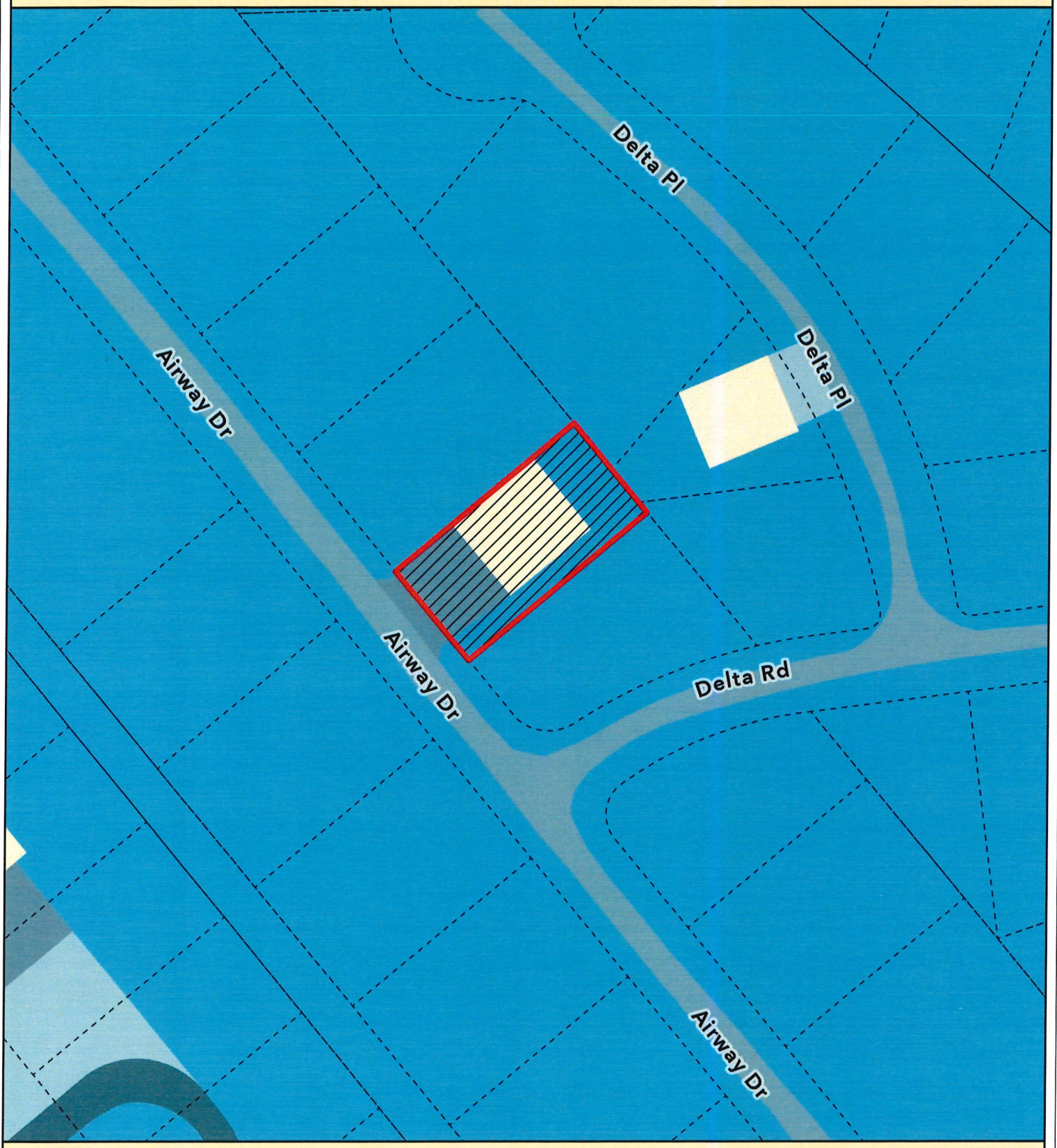
2045 Future Land Use Map



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13. 1263 Deed Book; 293 Page; 2022 Group Number

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Facility Operations & Community Service Overview

1822 Airway Drive, Erlanger, Kentucky

Services and Facility Operations

The primary services provided at the **1822 Airway Drive** location will be canine obedience training and vacation boarding. **MLK9 Kentucky will not operate a dog daycare at this location.**

We recognize that the facility and surrounding area are not designed to support the volume of daily customer traffic typically associated with a dog daycare operation. Vacation boarding will primarily be available to previous MLK9 training clients.

With the continued growth of passenger travel through CVG, MLK9 Kentucky also believes there is a need for reliable, professional vacation boarding that is convenient for residents of the surrounding area. Our transportation-based business model allows clients to have their dogs picked up from their homes, professionally boarded and cared for, and returned home following their stay. This provides a convenient service for traveling pet owners while minimizing additional customer traffic at the facility.

The facility will have a **maximum capacity of 28 dogs**. Maintaining a limited population allows our trainers to provide individualized attention while maintaining a clean, controlled, and properly managed facility. The proposed floor plan provides fourteen 4' x 8' kennels and fourteen 4' x 6' kennels, for a total of 28 indoor kennels.

MLK9's business model is specifically designed to minimize customer traffic at the facility. A trainer travels to the customer's home or another environment where the unwanted behavior occurs and conducts an initial assessment of the dog. Following the assessment, the trainer transports the dog to the MLK9 facility for training.

At the conclusion of the training program, an MLK9 trainer transports the dog back to the customer's residence and conducts the appropriate transition and owner training. Under normal operations, **customers do not come to the facility for drop-off or pickup.** Facility tours may be provided on a case-by-case basis and by appointment only. Tours are scheduled when trainers are not actively working dogs so they do not interfere with training operations.

This operating model significantly reduces customer vehicle traffic, parking demand, and the number of people entering and exiting the property compared with traditional boarding kennels or dog daycare facilities.

Community Service and Shelter Dog Program

Service to the community is an important part of MLK9 Kentucky. Our staff consists of public servants, including firefighters, law enforcement officers, veterans, and professional K9 handlers. We believe that commitment to service should extend beyond our primary careers and into the work we perform through

MLK9 Kentucky.

As part of that commitment, **MLK9 Kentucky will permanently dedicate one of the facility's 28 kennel spaces to a shelter or rescue dog at no charge.** This means the dedicated space will not be used to increase the facility's commercial boarding or training capacity.

The selected shelter or rescue dog will receive **full-service advanced obedience training at no cost**, with the goal of improving the dog's obedience, confidence, manners, and overall adoptability and helping prepare the dog for placement in a permanent home.

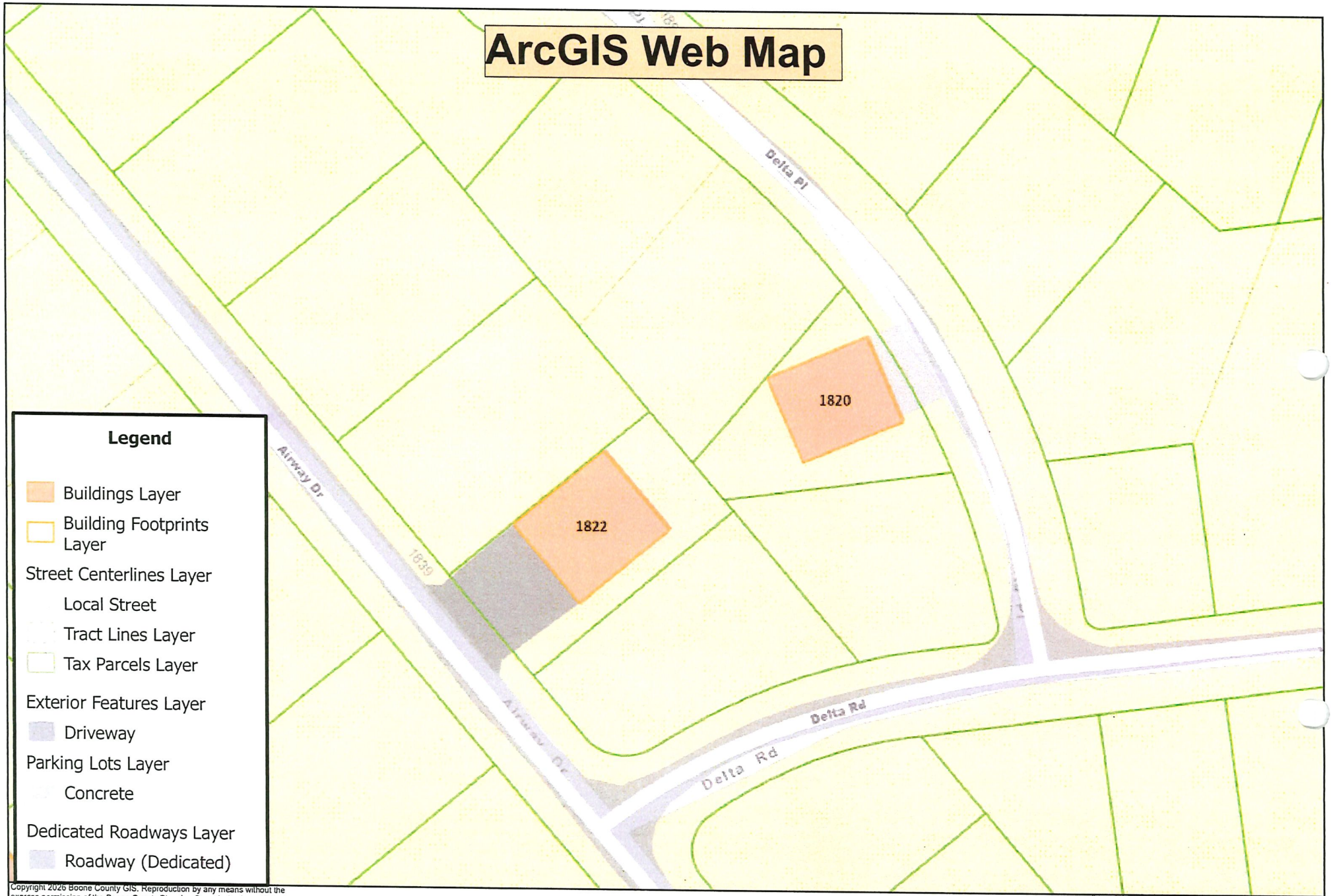
When the dog is adopted, MLK9 Kentucky's commitment will continue. The dog and its new family will receive our **lifetime training support and complimentary follow-up lessons**, helping the new owner understand and maintain the dog's training and providing continued support for a successful transition into its forever home.

Once the dog has been successfully placed, the dedicated kennel space may then be made available to another shelter or rescue dog in need.

Through this program, MLK9 Kentucky intends to use its facility, professional K9 training experience, and resources to support local shelters and rescue organizations while helping dogs become better prepared for successful adoption.

Combined with our limited-capacity business model, transportation-based pickup and return service, and commitment to avoiding high-volume daycare operations, we believe the proposed facility can provide a valuable service to the surrounding community while maintaining a **low-volume, controlled, and professionally managed operation at 1822 Airway Drive.**

ArcGIS Web Map



Legend

- Buildings Layer
- Building Footprints Layer
- Street Centerlines Layer
  - Local Street
- Tract Lines Layer
- Tax Parcels Layer
- Exterior Features Layer
  - Driveway
- Parking Lots Layer
  - Concrete
- Dedicated Roadways Layer
  - Roadway (Dedicated)

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9/20/2026

Scale: 1:1,128

0 70 140 280 420 560 ft

N W E S

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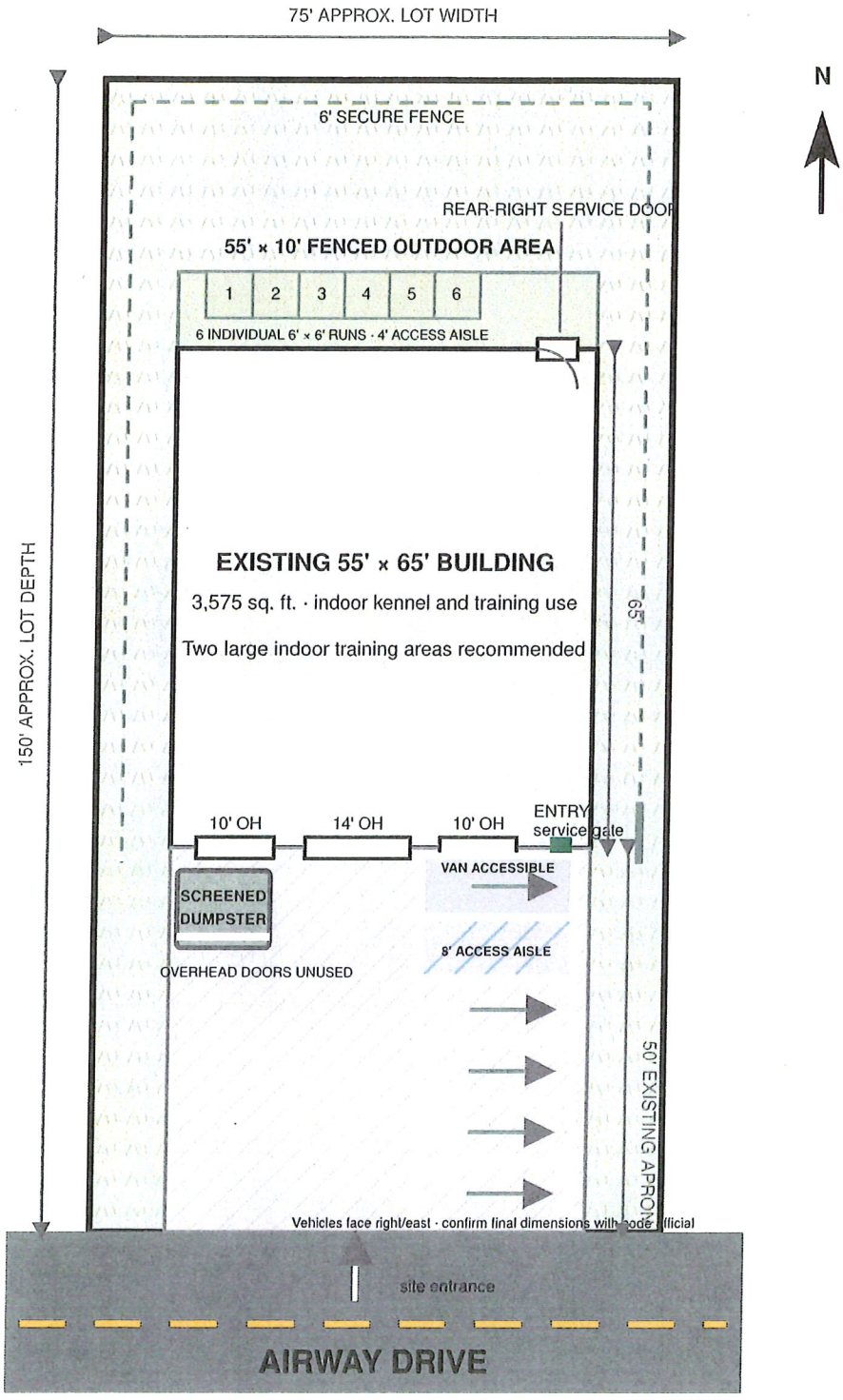
Boone County GIS - Putting Northern Kentucky on the Map

MLK9 Kentucky — Scaled Conceptual Site Plan

1822 Airway Drive, Erlanger, Kentucky · 11 × 17 portrait sheet · September 2026



SCALE: 1" = 15'

0 — 20' — 40' — 60'

Print at 100% on 11 × 17 paper

NOT FOR CONSTRUCTION OR PERMITTING.

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SAME
PRINCIPLES
A STRONGER
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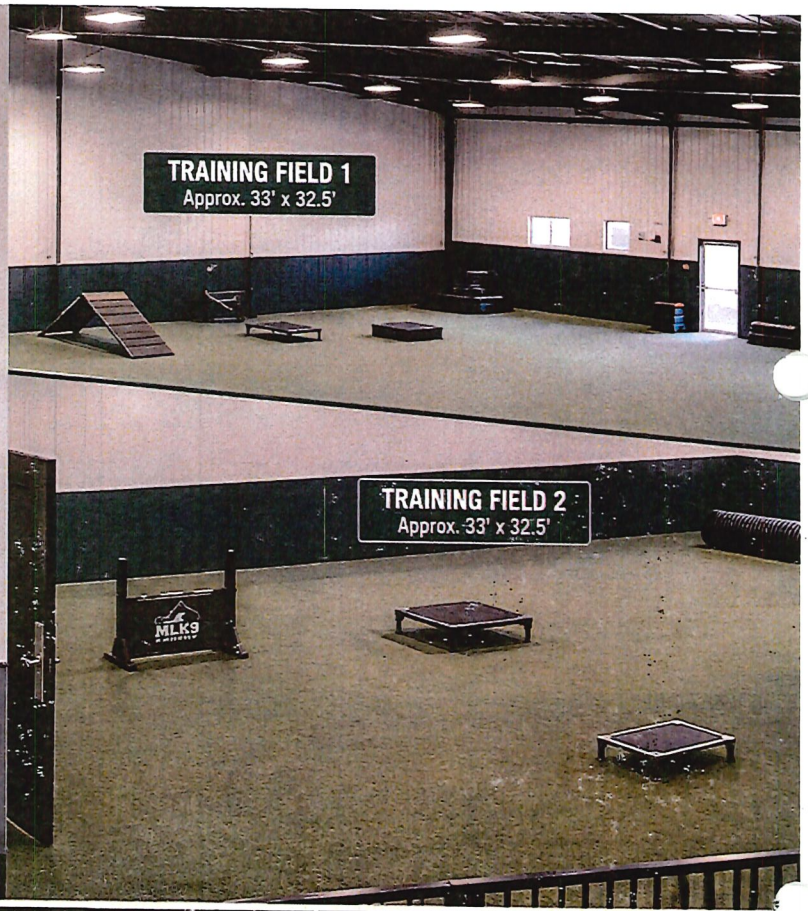




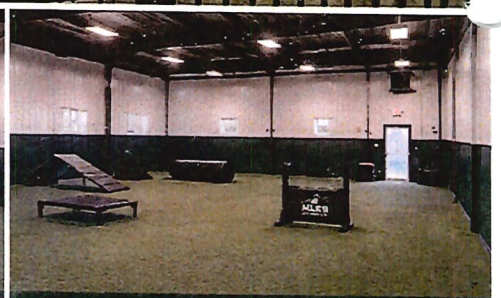
KENNEL AISLE VIEW



KENNEL ROW VIEW



TRAINING FIELD 1



TRAINING FIELD 2



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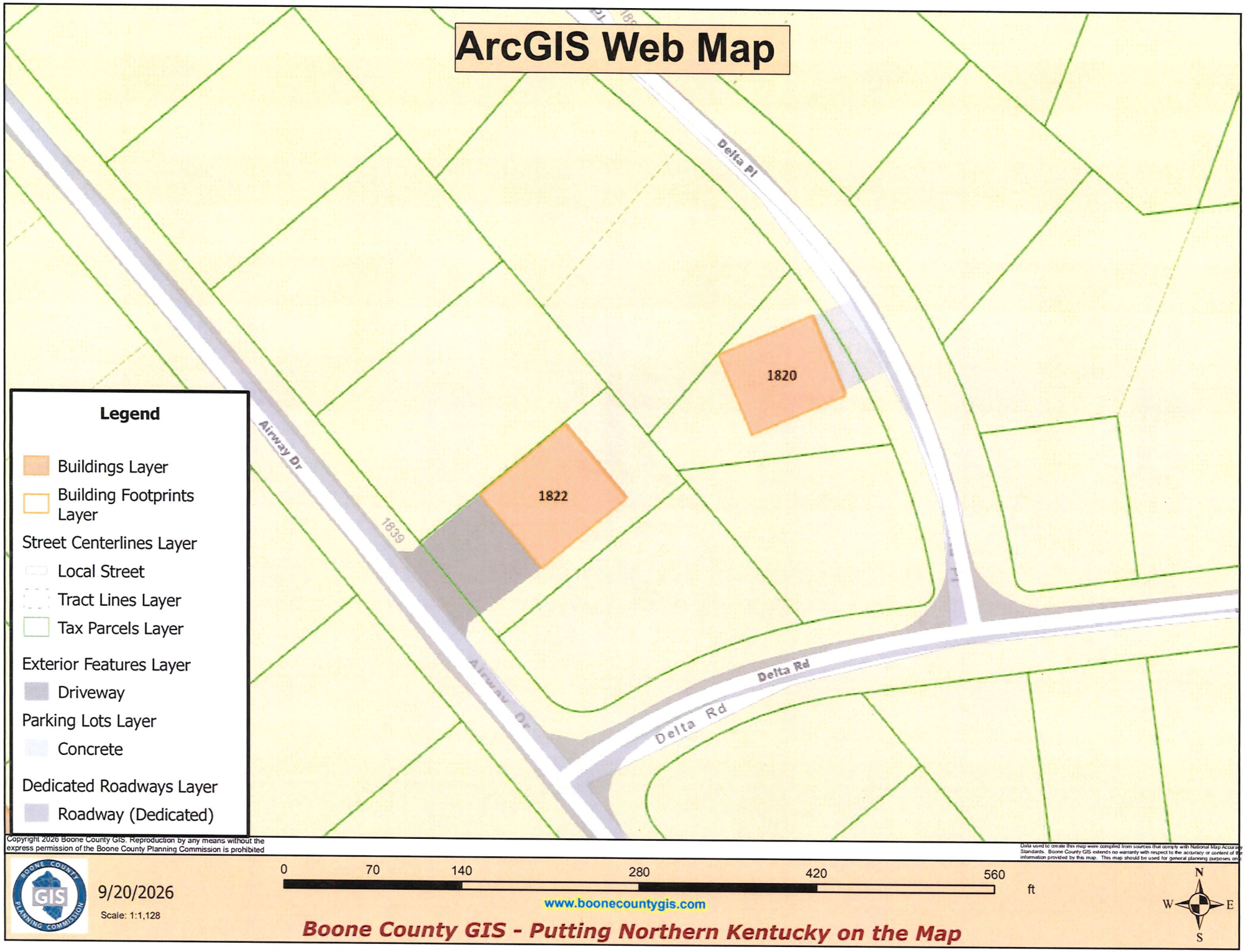

Legend

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Scale: 1:1,128

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N W E S

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MLK9 Kentucky — Scaled Conceptual Site Plan

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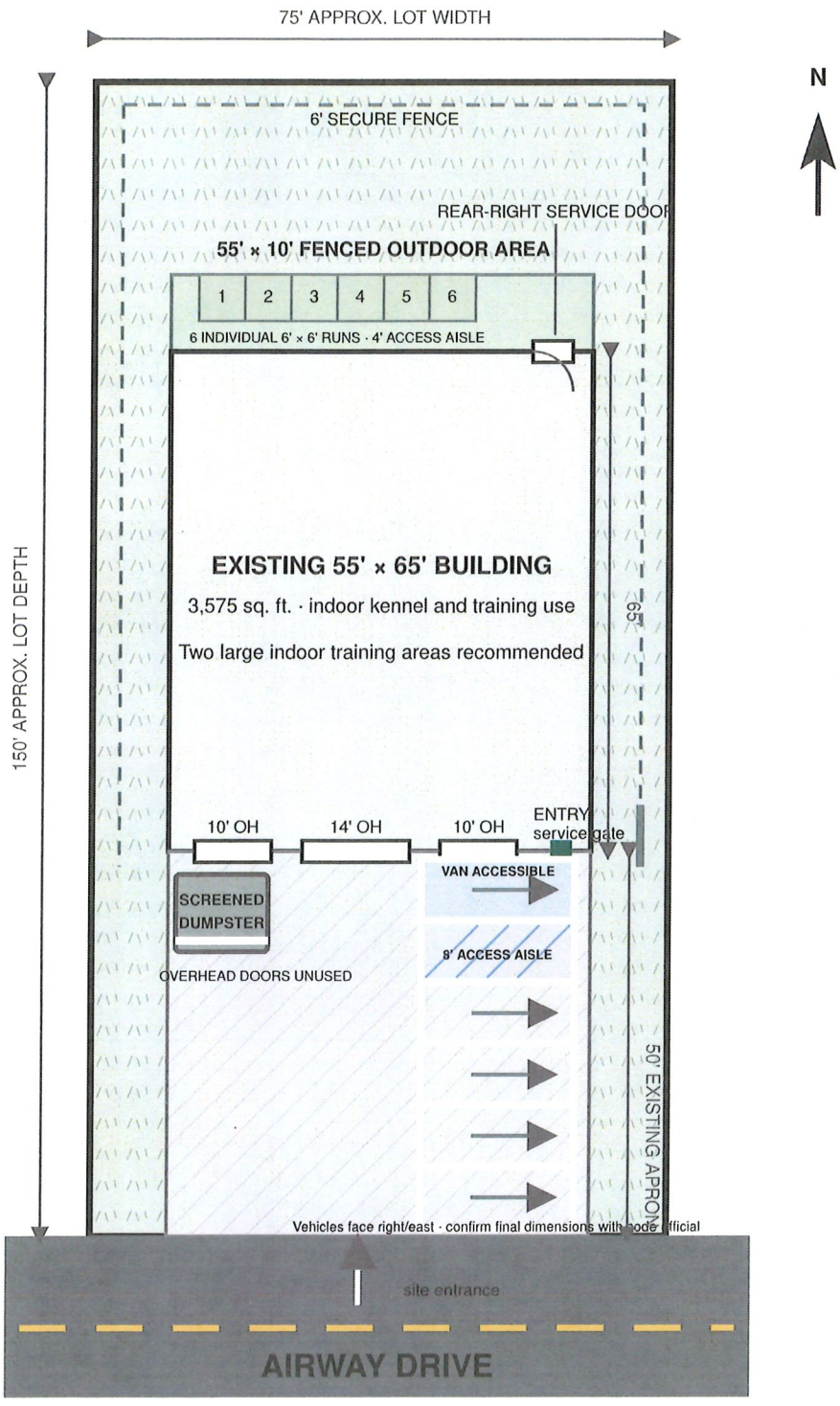

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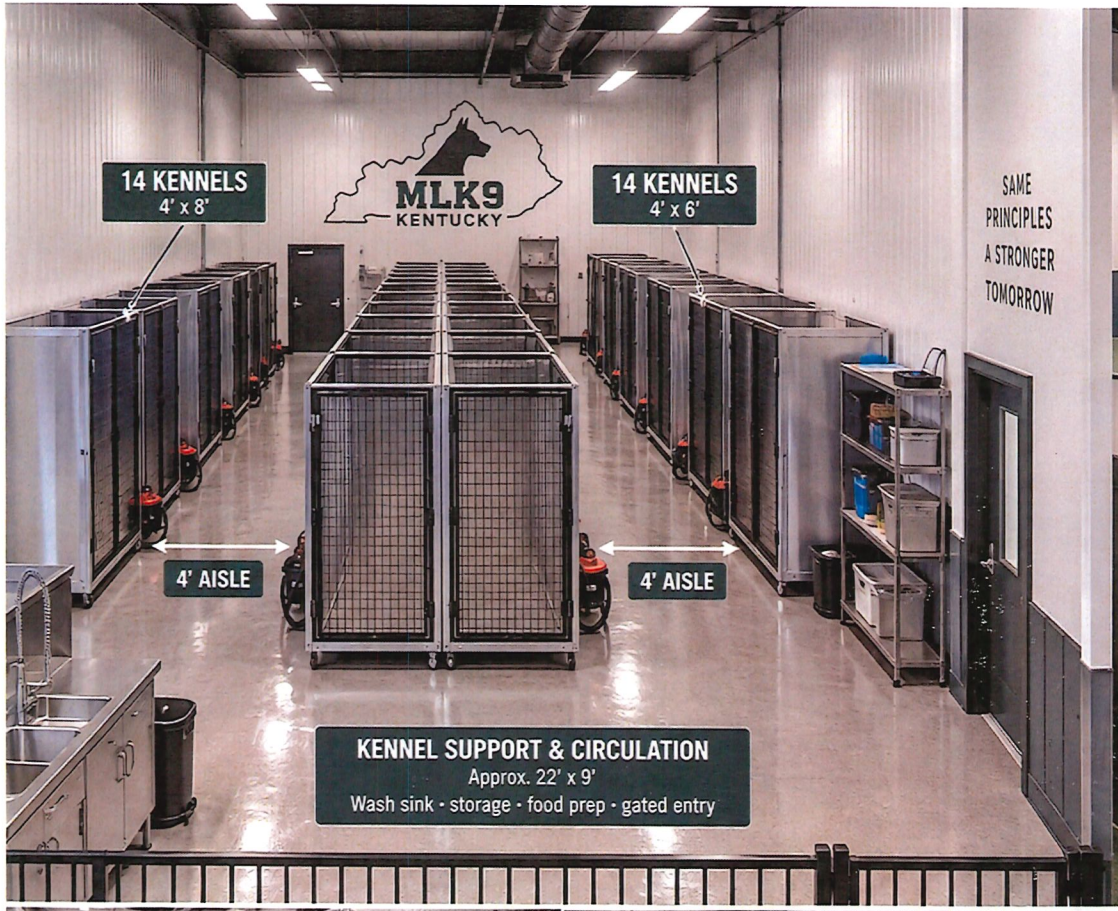

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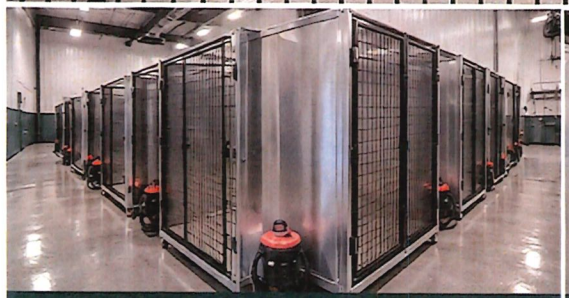

KENNEL AISLE VIEW



KENNEL ROW VIEW



TRAINING FIELD 1



TRAINING FIELD 2



CLUR #26-BCBOA-035-A

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER(S)
Russell & Phyllis Sparks
13160 Service Rd
Walton, KY 41094

2. ADDRESS OF PROPERTY
1822 Airway Dr
Erlanger, KY 41018

3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)
MLK9 Pet Training

4. DEED BOOK 1263 PAGE NO. 293 GROUP NO. 2022

5. TYPE OF RESTRICTION(S) (Check all that apply)

____ Zoning Map Amendment:
From_____To_____

____ Development Plan

____ Subdivision Plat
(Not Recorded)

___ Variance

_X_ Conditional Use Permit

___ Conditional Zoning

___ Other:

6. NAME AND ADDRESS OF PLANNING COMMISSION, BOARD OF ADJUSTMENT, LEGISLATIVE BODY OR FISCAL COURT WHICH MAINTAINS THE ORIGINAL RECORDS CONTAINING THE RESTRICTION

BOONE COUNTY PLANNING COMMISSION
2950 WASHINGTON STREET, ROOM 317
P.O. BOX 958
BURLINGTON, KENTUCKY 41005

_____
SIGNATURE OF COMPLETING OFFICIAL

Lauren M. Elliott, Planner
Name and Title of Completing Official

COMMONWEALTH OF KENTUCKY

COUNTY OF BOONE

Subscribed, sworn to, and acknowledged before me by Lauren M. Elliott on behalf of the Boone County Planning Commission this 15th day of October, 2026.

_____
Sara L. Smith
Notary ID KYNP52540
NOTARY PUBLIC, State at Large

My commission Expires:
May 27, 2030

This instrument was prepared for recording purposes only by:

_____
Makayla Kerns
Boone County Planning Commission
2950 Washington Street, Room 317
P.O. Box 958
Burlington, Kentucky 41005

NO TITLE EXAMINATION

(Legal Description and source of Title and Group Number furnished by the applicant)

CLUR #26-BCBOA-035-A

CONDITIONS OF APPROVAL

The following Conditions of Approval apply to the Conditional Use Permit approved by the Boone County Board of Adjustment and in accordance with the current zoning in effect as of October 15, 2026, Certificate of Land Use Restriction (#26-BCBOA-035-A), for MLK9 Pet Training, Property Owner(s).

The following conditions will apply:

1. The applicant shall submit a Minor Site Plan for the site improvements shown on the Concept Plan (parking, dumpster enclosure, fencing).
2. Capacity shall be limited to 28 dogs on site at any given time. Any future expansion of capacity shall require the applicant to come back through the Board of Adjustment to modify the Conditional Use Permit.

The approved Conditional Use Permit as well as the preceding conditions apply to the property described in:

DEED BOOK 1263 PAGE NO. 293 GROUP NO. 2022