

Louisville Metro Planning Commission Public Hearing – January 18, 2018

Land Development & Transportation Committee – December 14, 2017

2nd Neighborhood Meeting – November 29, 2016

Neighborhood Meeting - May 24, 2016

Docket No. 16ZONE1031

Zone change from R-4 to C-1 for an adjacent parcel in order to replace the existing C-1 zoned gas and convenience store with a new larger store on property located at 12411 and 12415 Taylorsville Road

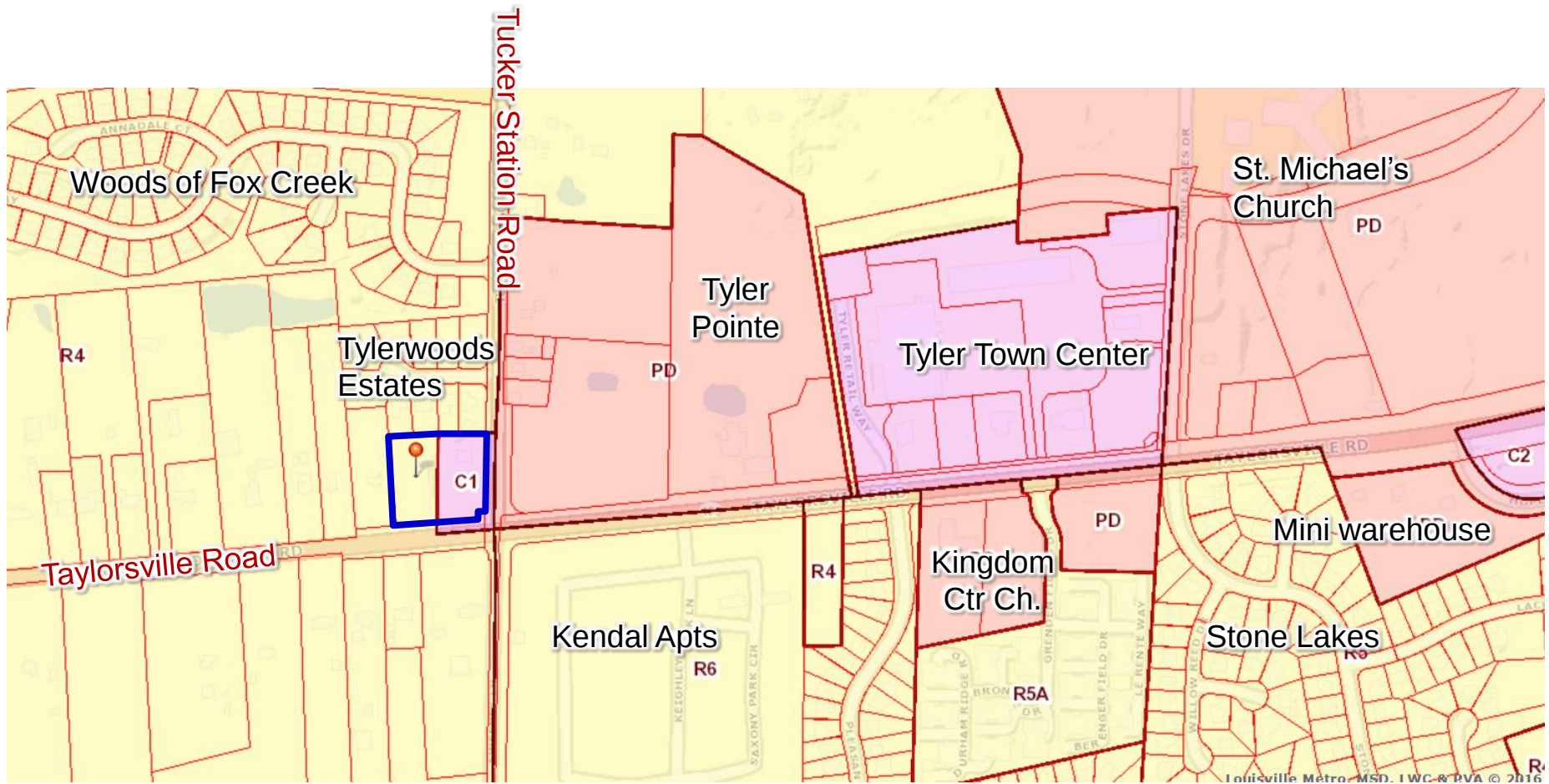


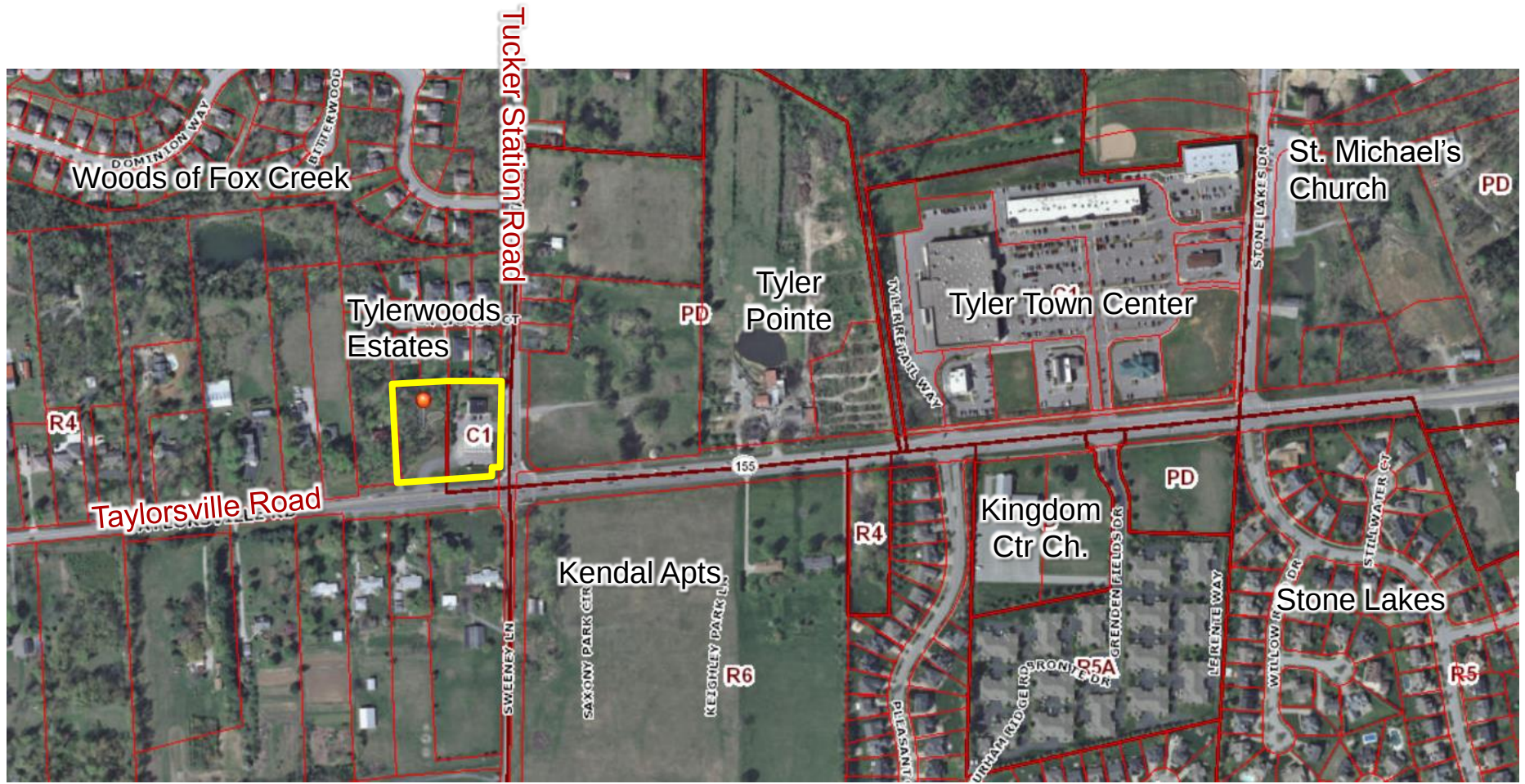
Attorneys: Bardenwerper Talbott & Roberts, PLLC

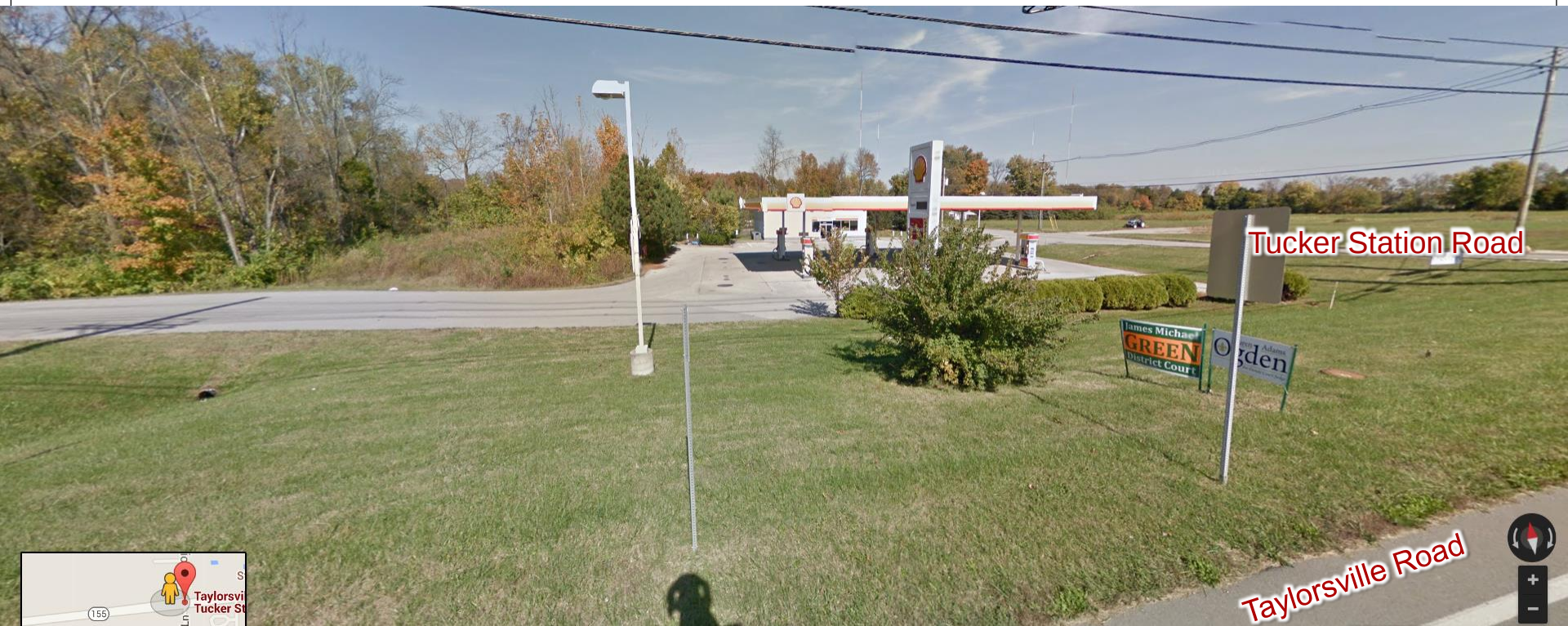
Land Planners, Landscape Architects & Engineers: Classickle Engineering &

BlueStone Engineers, PLLC

Architect: Architectural Investments







View looking north from Taylorsville Road.



Taylorsville Road

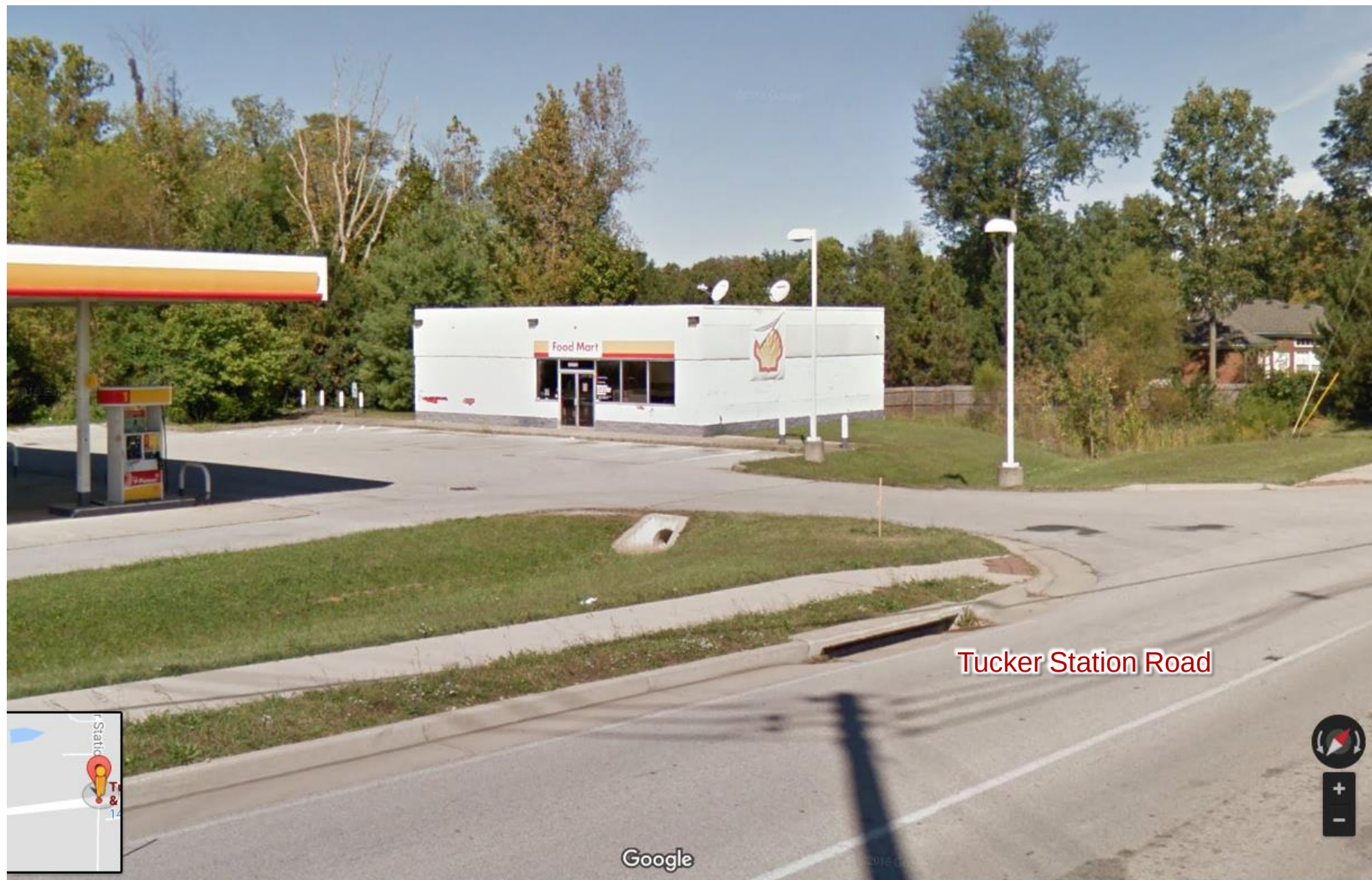
View looking north from Taylorsville Road.



View looking north from intersection of Taylorsville and Tucker Station Roads.



View looking north from intersection of Taylorsville and Tucker Station Roads.



View looking northwest from Tucker Station Road.



View looking west from Tucker Station Road.

CIRCLE K-12411+12415 TAYLORSVILLE RD



BARDENWERPER, TALBOTT & ROBERTS, PLLC

ATTORNEYS AT LAW

1000 N. HURSTBOURNE PARKWAY • BUILDING INDUSTRY ASSOCIATION OF GREATER LOUISVILLE BLDG. • SECOND FLOOR • LOUISVILLE, KENTUCKY 40223
(502) 426-6688 • (502) 425-0561 (FAX) • WWW.BARDLAW.NET

William B. Bardenwerper
Direct dial: 426-0388, ext. 125
Email: WBB@BARDLAW.NET

May 11, 2016

Dear Neighbor,

RE: Proposed change in zoning from R-4 to C-1 on 1.04 +/- acres on a total of 2.09 +/- acre site, 1.05 +/- acres of which are already zoned C-1, including a Revised Detailed District Development Plan ("RDDDP") and Detailed District Development Plan ("DDDP") for a Circle K gas and convenience store, located at the northwest quadrant of the Taylorsville and Tucker Station Roads intersection at 12411 & 12415 Taylorsville Rd.

We are writing to invite you to a meeting we have scheduled to present neighbors with our rezoning and revised detailed district development plan to allow a new Circle K gas and convenience store at this site. The new Circle K will be a larger facility which will better assist Circle K in providing customers' needs and wants in this high growth area. This 50% larger site will assure a more successful business.

Accordingly, we will file a plan for pre-application review on Monday, May 16th with the Division of Planning and Design Services (DPDS) that we would like to show and explain to neighbors so that we might hear what thoughts, issues and perhaps even concerns you may have.

Once the pre-application plan is filed, a case number and case manager will be assigned, and we will let you know what and who that is at the meeting. In that regard, a meeting will be held on **Wednesday, May 25th at 7:00 p.m.** at the **St. Michael School, in the cafeteria (a/k/a Griner Center)** located at **3703 Stone Lakes Drive**.

If you cannot attend the meeting but have questions or concerns, please call either of us at 426-6688.

We look forward to seeing you.

Sincerely,



William B. Bardenwerper
Nicholas R. Pregliasco

Cc: Hon. Kevin Kramer, Councilman, District 11
Hon. Stuart Benson, Councilman, District 10
Tucker Station Neighborhood Association, c/o Steve Porter and David Kaelin
Gregg Guy, Real Estate Manager, Circle K
Brian Davis, supervisor with Division of Planning & Design Services
Anthony Sickles, land planners with Classickle Engineering

BARDENWERPER, TALBOTT & ROBERTS, PLLC

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(502) 426-6688 • (502) 425-0561 (FAX) • WWW.BARDLAW.NET

Nicholas R. Pregliasco
Direct dial: 426-0388, ext. 139
Email: NRP@BARDLAW.NET

November 14, 2016

Dear Neighbor,

RE: Follow-up meeting regarding the proposed change in zoning from R-4 to C-1 on 1.04 +/- acres on a total of 2.09 +/- acre site, 1.05 +/- acres of which are already zoned C-1, including a Revised Detailed District Development Plan ("RDDDP") and Detailed District Development Plan ("DDDP") for a Circle K gas and convenience store, located at the northwest quadrant of the Taylorsville and Tucker Station Roads intersection at 12411 & 12415 Taylorsville Rd. (Case No. 16ZONE1031, Julia Williams – Case Manager)

We are writing to invite you to a follow-up meeting to the one we held on May 25, 2016 to again present neighbors with our rezoning and revised detailed district development plan to allow a new Circle K gas and convenience store at this site. The new Circle K will be a larger facility which will better assist Circle K in providing customers' needs and wants in this high growth area. This 50% larger site will assure a more successful business.

Accordingly, this follow-up meeting will be held on **Tuesday, November 29th at 7:00 p.m. at the St. Michael School, in the cafeteria (a/k/a Griner Center) located at 3703 Stone Lakes Drive.**

If you cannot attend the meeting but have questions or concerns, please call either of me at 426-6688.

We look forward to seeing you.

Sincerely,


Nicholas R. Pregliasco

Cc: Hon. Kevin Kramer, Councilman, District 11
Hon. Stuart Benson, Councilman, District 20
Tucker Station Neighborhood Association, c/o Steve Porter and David Kaelin
Gregg Guy, Real Estate Manager, Circle K
Julia Williams, case manager with Division of Planning & Design Services
Anthony Sickles, land planners with Classickle Engineering

Neighborhood Meeting Summary

A neighborhood meeting was held on Wednesday, May 25, 2016 and Tuesday, November 29, 2016 at 7:00 p.m. at the St. Michael School located at 3703 Stone Lakes Drive.

Those in attendance included the applicant's representatives, Nick Pregliasco, attorney and Chris Crumpton, land planner and engineer with Bluestone Engineers, as well as the applicant. At the first neighborhood meeting, Nick Pregliasco presented a powerpoint presentation as to the site, the existing Circle K gas station that has been in existing for some time, and the proposed new Circle K gas station which is larger and will also include the adjoining residential property to the West, with the current gas station site already properly zoned. Nick Pregliasco showed the new proposed Development Plan and answered questions along with Chris Crumpton as to same, including traffic, the buffering along the properties to the North, the detention basin proposed and the drainage. The two existing curb cuts are proposed to remain. Chris answered questions as to the technical questions on the drainage, tree canopy, and setbacks. At the meeting, questions were asked as to the Tyler Rural Settlement District Neighborhood Plan. Due to the concerns raised on the style and design at this meeting, the Applicant and its representatives met with Steve Porter and representatives of the Tyler Neighborhood Association to discuss proposed changes to the building layout and the style and design of the gas station. After the meeting, Nick Pregliasco continued to work with Mr. Porter and representatives of the Neighborhood Association on new elevations and renderings with new ones sent over for review. Afterward, due to the changes both to the Development Plan and the style and design of the gas station, another neighborhood meeting was scheduled and conducted on November 29, 2016 to show the new Development Plan and the new proposed elevations to explain the changes made, along with Applicant's architect Kevin Burns. A new powerpoint was presented, showing the full proposal for those not in attendance at the first neighborhood meeting and then showing in detail all of the changes made from the first meeting. Kevin explained all the changes to the building, the proposed sign, and the proposed gas canopy and took questions as to the changes made and the ones that couldn't be made for various reasons. Neighbors to the North expressed concerns as to the screening and buffering and those were discussed as to what was requested. Concerns over potential crime were discussed with the new apartment project across Taylorsville Road. Questions as to the outdoor storage area were discussed along with possibly proposed change to the porch area on the East side of the property to make this storage instead of a porch (which was added based upon the Tyler Rural Settlement Plan). This idea would allow the style and design of showing a porch but not leave it as an area for loitering. Neighbors also discussed the idea of not having the building centered on the parking and gas station tanks. At the meeting, Chris answered questions as to trees on the site and those that would remain.

PROPOSED DETENTION BASIN

PROPOSED BLOCK BUILDING: 4604 Sq. Ft. FF ELEV.=732.60'

LOT 1
1.041 Acres
45,338 Sq. Feet
MAC'S CONVENIENCE STORES, LLC
DB 10506 PG 10
(12415 Taylorsville Rd.)

LOT 2
0.72 Acres
45,696 Sq. Feet
MAC'S CONVENIENCE STORES, LLC
DB 10506 PG 10
(12415 Taylorsville Rd.)

Existing Building: Block Area: 2010 Sq. Ft. Max. building int. = 15.0' ELEV.=732.48' (NAVD83)

Fuel pump (typ.)

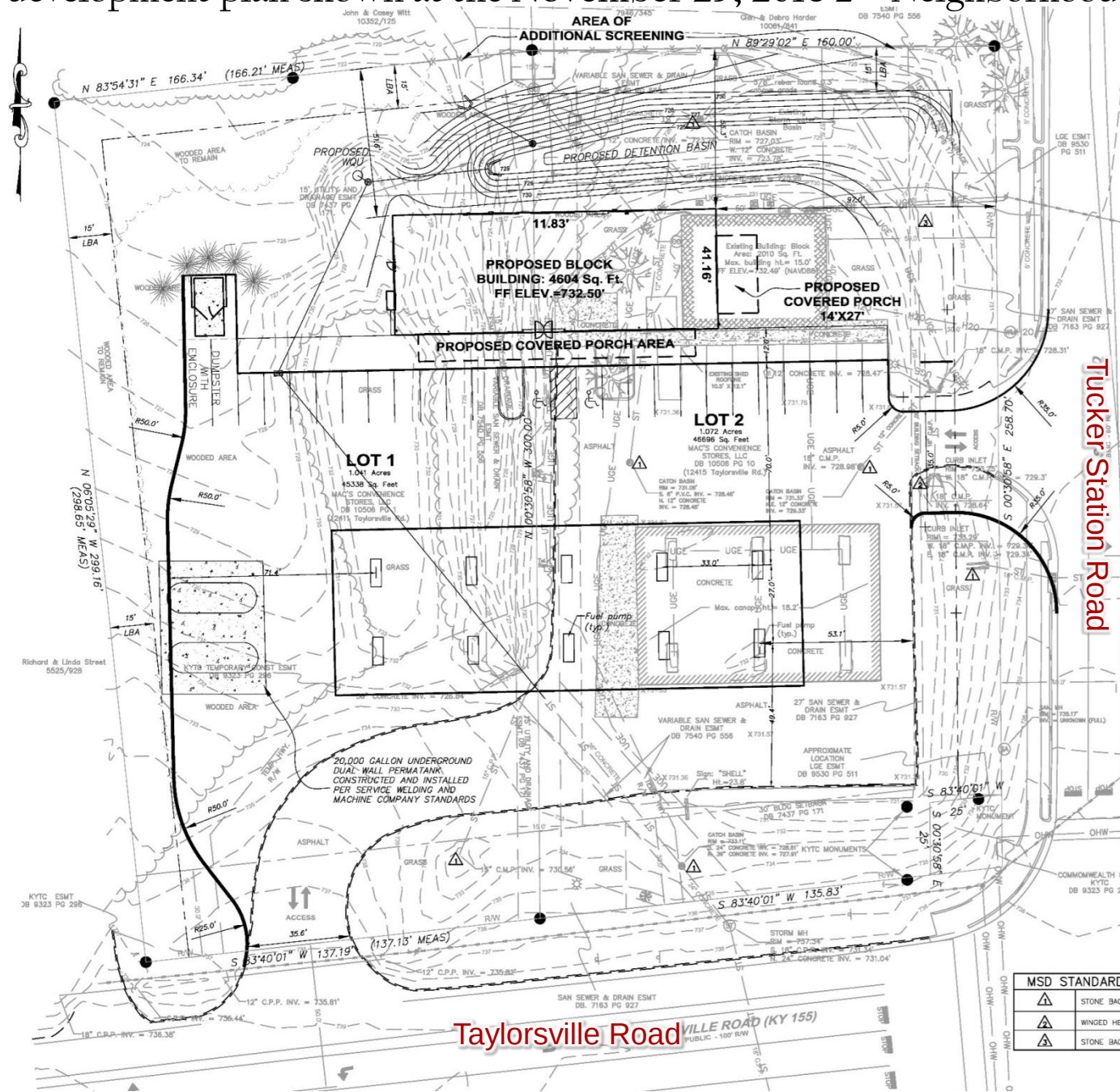
20,000 GALLON UNDERGROUND DUAL WALL PERMATANK CONSTRUCTED AND INSTALLED PER SERVICE WELDING AND MACHINE COMPANY STANDARDS

Tucker Station Road

Taylorsville Road

Taylorville Road

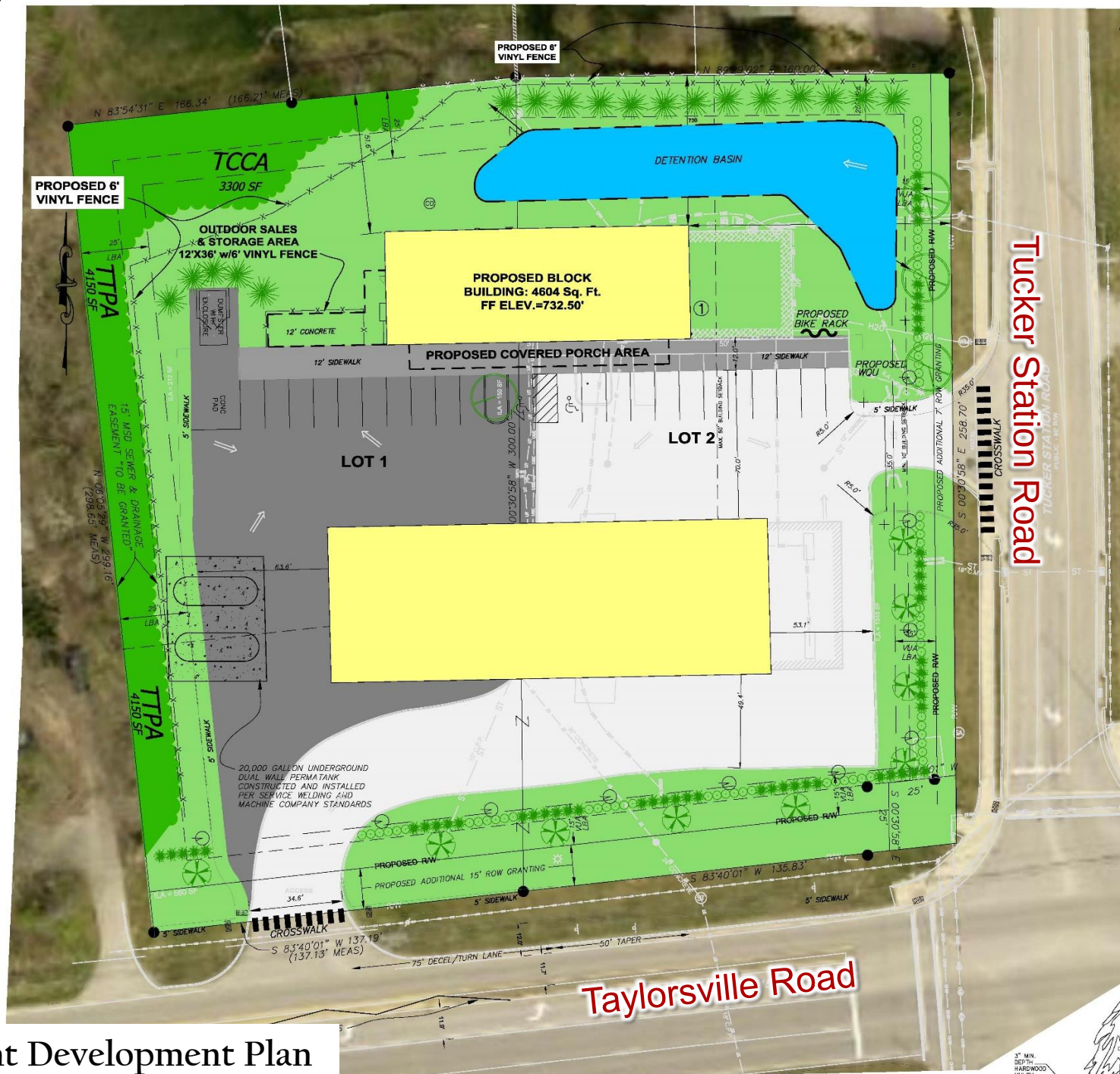
Previous development plan shown at the November 29, 2016 2nd Neighborhood Meeting





Tucker Station Road

Taylorsville Road

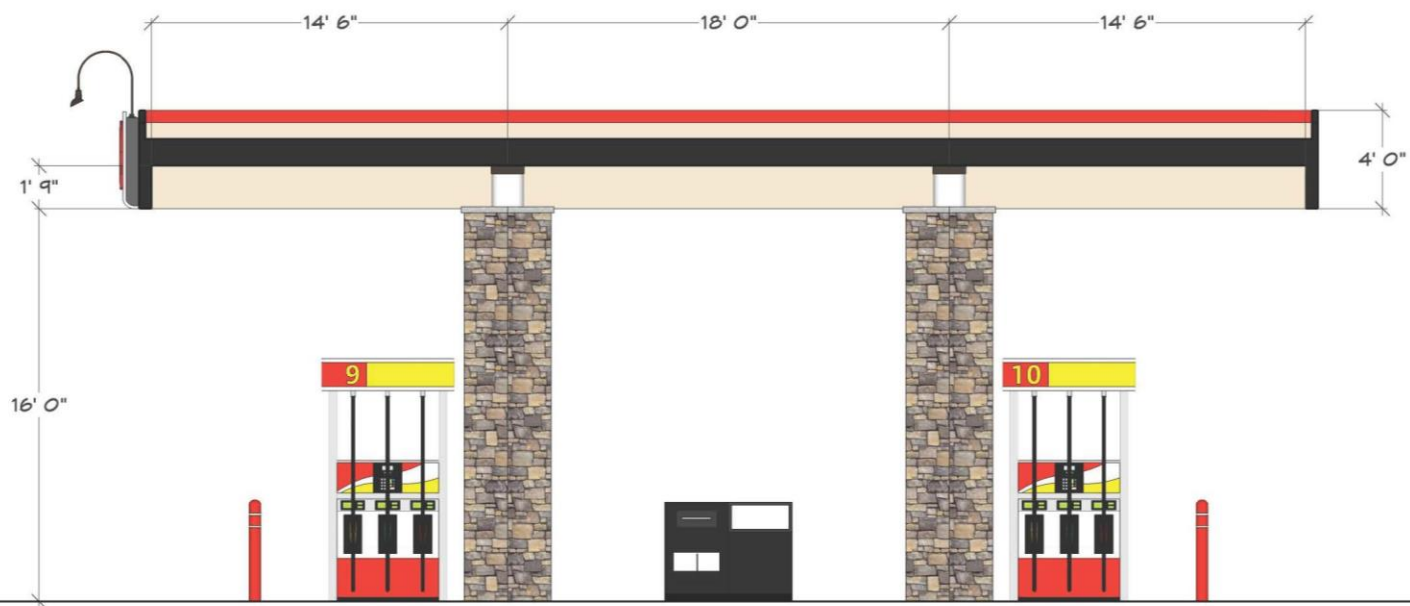


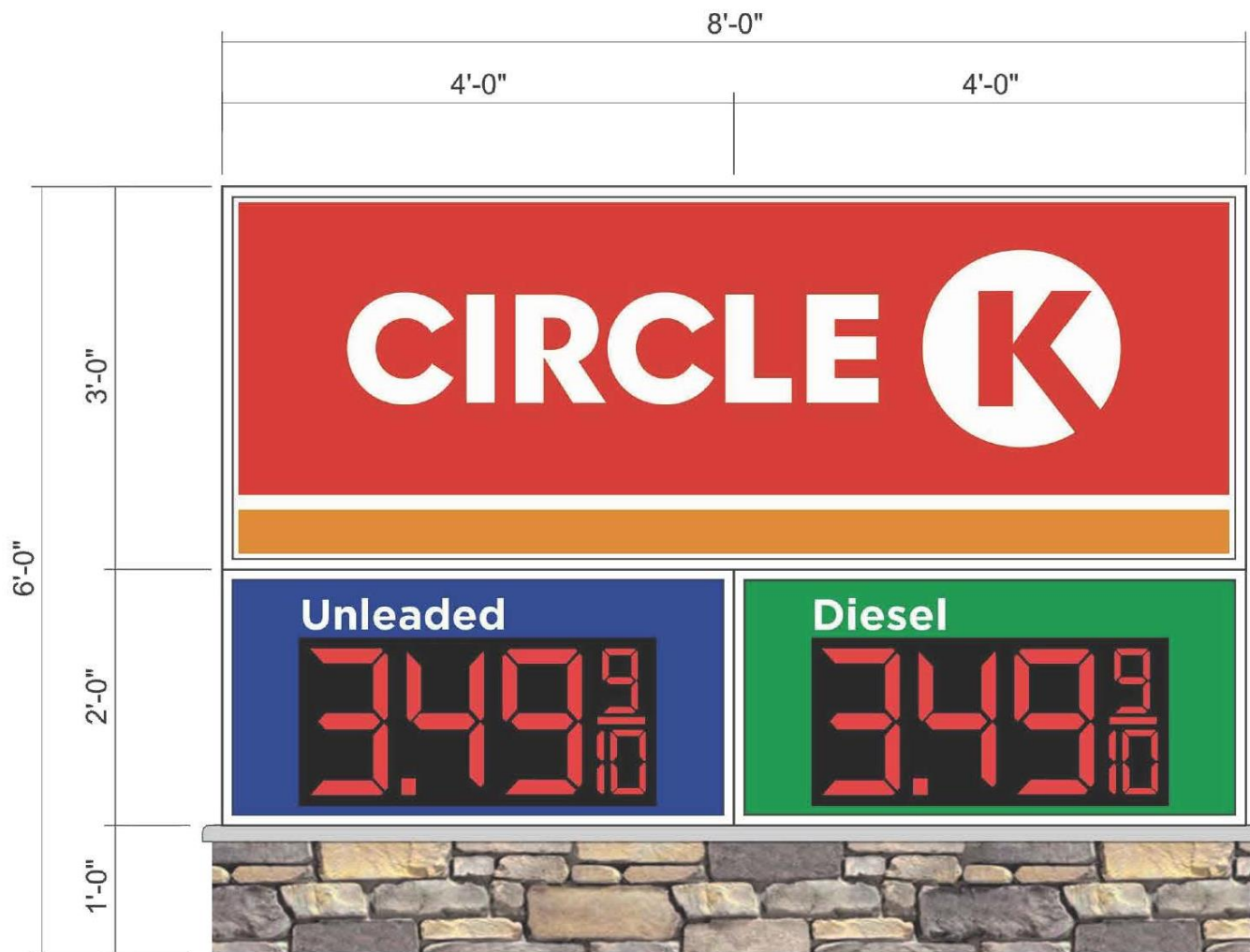
Current Development Plan





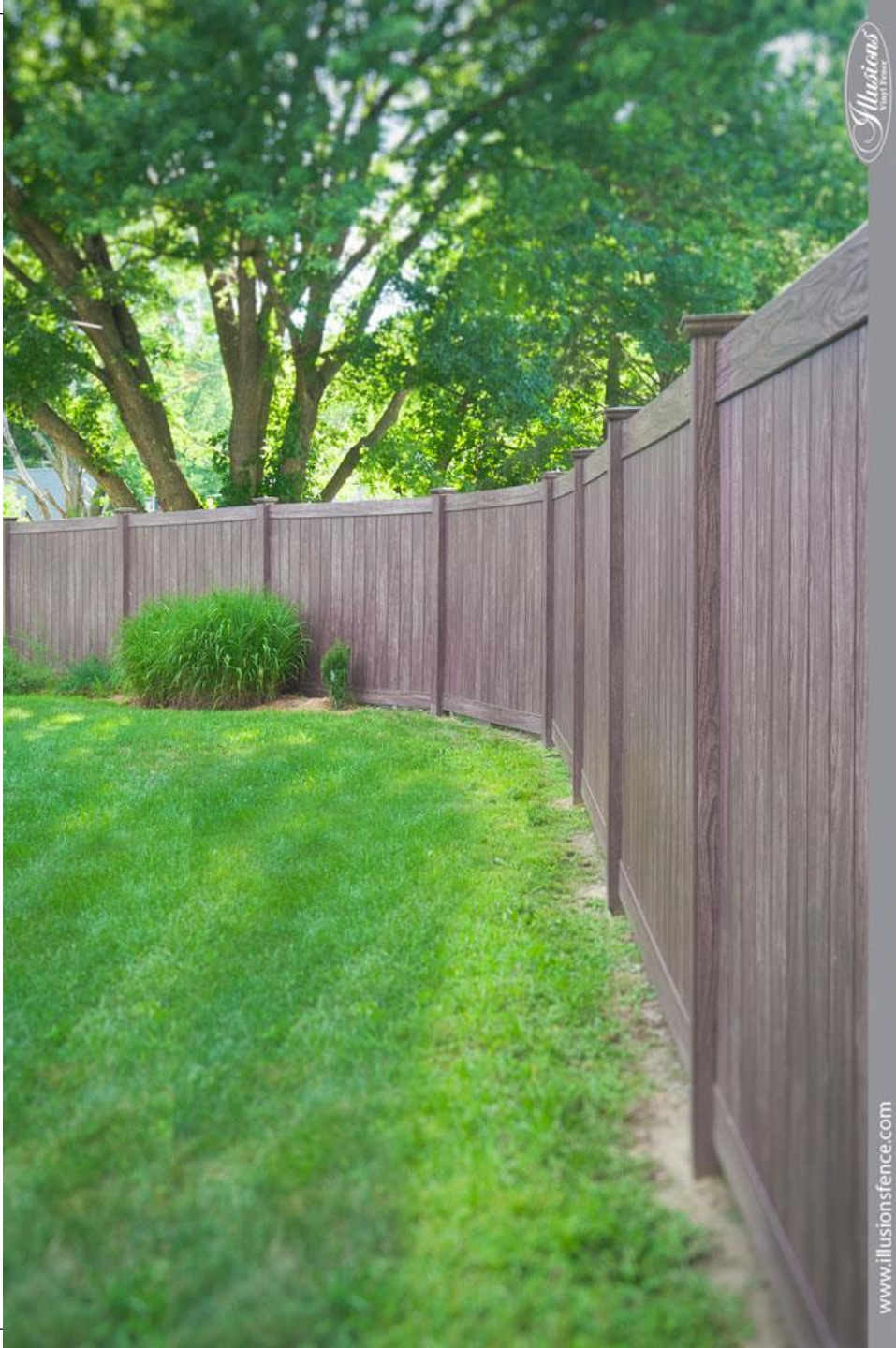






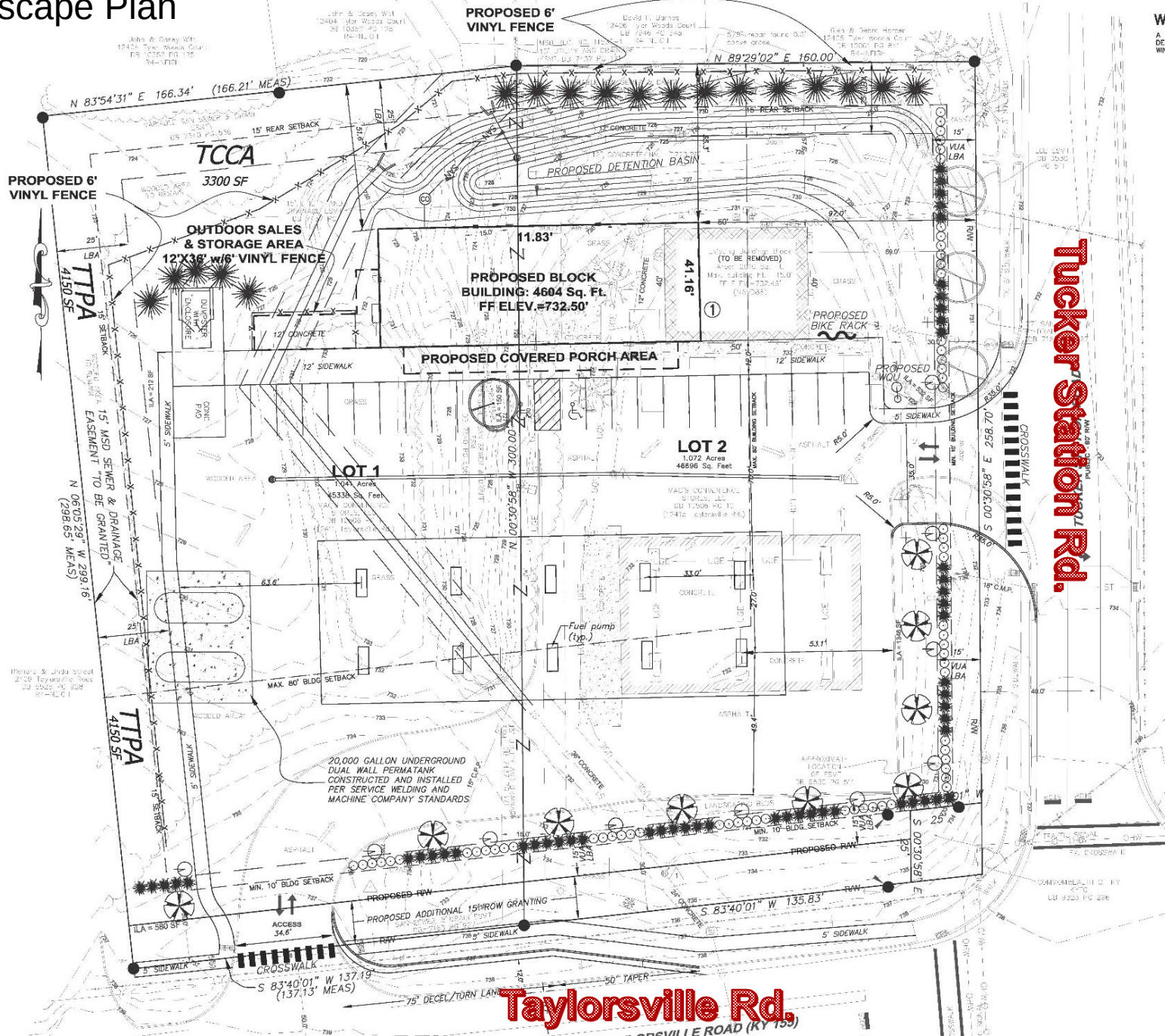
14" LED Digits





www.illusionsfence.com

Landscape Plan



PLANT LEGEND

QTY	NOTE	KEY	BOTANICAL NAME	COMMON NAME	SIZE	TREE TYPE	SPACING
3	RM		<i>Acer rubrum</i> 'October Glory'	OCTOBER GLORY RED MAPLE	1 3/4" Cal.	A	AS SHOWN OR 30' O.C.
1	WO		<i>Quercus phellos</i>	WILLOW OAK	1 3/4" Cal.	A	AS SHOWN OR 30' O.C.
53	JU		<i>Juniperus chinensis</i> 'Nick's compacta'	NICK'S COMPACT JUNIPER	18" Ht. (Min.) (2 Gal. Container)		4.0' O.C.
64	BW		<i>Buxus sempervirens</i> green velvet	GREEN VELVET BOXWOOD	18" Ht. (Min.) (2 Gal. Container)		3.0' O.C.
18	PI		<i>Pinus strobus</i>	WHITE PINE	6" Ht. (Min.)	A	AS SHOWN OR 30' O.C.
10	AH		<i>Ilex opaca</i>	AMERICAN HOLLY	6" Ht. (Min.)	A	AS SHOWN OR 30' O.C.
9	AH		<i>Halesia carolina</i>	CAROLINA SILVERBELL	1 3/4" Cal.	B	AS SHOWN OR 30' O.C.

red leonard associates

1340 KEMPER MEADOW DR.
FOREST PARK, OH 45240
513-574-9500

RL-4884-S1

09/15/17

CIRCLE K

12415 TAYLORSVILLE RD
LOUISVILLE, KY



EXTERIOR
LIGHTING LAYOUT

CHANGING THE INDUSTRY STANDARD USING YOUR INTERACTIVE SITE PLAN



TO USE THE INTERACTIVE FEATURES OF THIS PLAN, MAKE SURE YOU ARE VIEWING IT IN ADOBE READER.

IF YOU DO NOT HAVE ADOBE READER INSTALLED ON YOUR SYSTEM, IT IS AVAILABLE FOR DOWNLOAD AT THE FOLLOWING LINK:
[HTTPS://GET.ADOBE.COM/READER/](https://get.adobe.com/reader/)



TO USE QR CODES, YOU CAN CLICK ON YOUR SCREEN OR SCAN WITH YOUR SMARTPHONE.

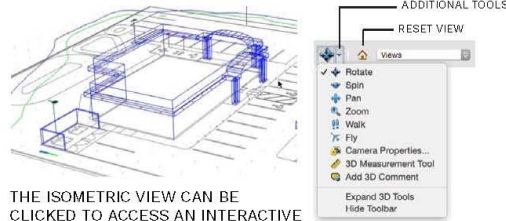
QR SCANNERS ARE AVAILABLE BY VISITING REDLEONARD.COM OR YOUR APP STORE.

HOW TO USE YOUR INTERACTIVE SITE PLAN



CLICK OR SCAN
FOR INSTRUCTIONS

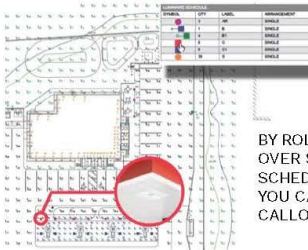
INTERACTIVE PLAN MODEL



THE ISOMETRIC VIEW CAN BE CLICKED TO ACCESS AN INTERACTIVE 3D VERSION OF THE SITE PLAN.

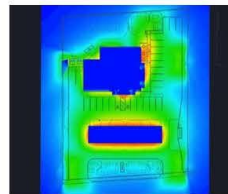
RIGHT-CLICK AND CHOOSE "DISABLE CONTENT" TO RETURN TO THE ISOMETRIC PLAN VIEW.

FIXTURE CALLOUTS



BY ROLLING YOUR CURSOR OVER SYMBOLS IN THE SCHEDULE, YOU CAN VIEW VISUAL CALLOUTS OF EACH FIXTURE.

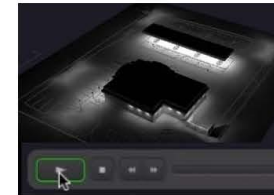
PSEUDO COLOR VIEWS



THE PSEUDO COLOR VIEWS CAN BE CLICKED TO ACCESS A SLIDESHOW WHERE YOU CAN PAN BETWEEN IMAGES FOR COMPARISON USING THE ARROWS.

RIGHT-CLICK AND CHOOSE "DISABLE CONTENT" TO RETURN TO THE PSEUDO COLOR PLAN VIEWS.

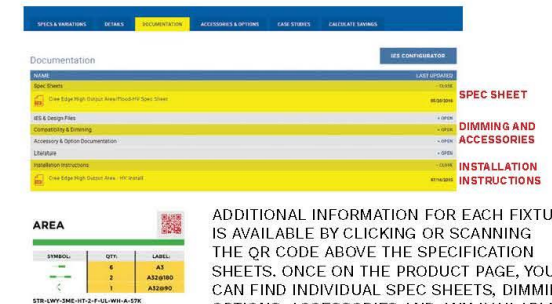
SITE VIDEO



CLICKING THE BLACK AND WHITE SITE IMAGE PLAYS A VIDEO THAT PANS AROUND THE ENTIRE SITE. YOU CAN PAUSE THE VIDEO AT ANY TIME FOR A BETTER LOOK.

RIGHT-CLICK AND CHOOSE "DISABLE CONTENT" TO RETURN TO THE DEFAULT IMAGE.

ADDITIONAL INFORMATION

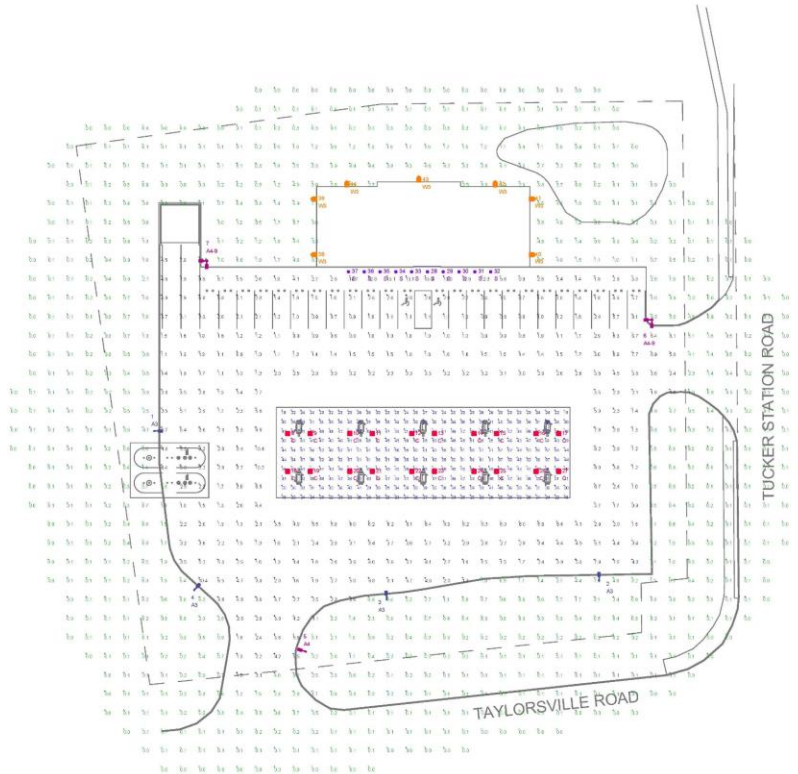


AREA

SYMBOL	QTY	LABEL
1	2	A320100
2	1	A320100

STR-LWY-SHE-INT-2-F-UL-WH-A-STR

ADDITIONAL INFORMATION FOR EACH FIXTURE IS AVAILABLE BY CLICKING OR SCANNING THE QR CODE ABOVE THE SPECIFICATION SHEETS. ONCE ON THE PRODUCT PAGE, YOU CAN FIND INDIVIDUAL SPEC SHEETS, DIMMING OPTIONS, ACCESSORIES AND ANY AVAILABLE INSTALLATION INSTRUCTIONS BY NAVIGATING TO THE "DOCUMENTATION" TAB.



NOTE:
- ALL AREA LIGHTS ON 15 FT. POLE MOUNTED ON 2 FT. CONCRETE BASE

FOOT CANDLE LEVELS CALCULATED AT GRADE USING INITIAL LUMEN VALUES					
LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PAVED AREA	3.43	13.1	0.6	5.72	21.83
UNREFINED	0.72	5.3	0.0	N/A	N/A
UNDER CANOPY	42.67	65	18	2.34	3.61

LUMINAIRE LOCATION SUMMARY		
LUM. NO.	LABEL	MTG. HT.
1	A3	17
2	A3	17
3	A3	17
4	A3	17
5	A4	17
6	A4-S	17
7	A4-S	17
8	C	16
9	C	16
10	C	16
11	C	16
12	C	16
13	C	16
14	C	16
15	C	16
16	C	16
17	C	16
18	C	16
19	C	16
20	C	16
21	C	16
22	C	16
23	C	16
24	C	16
25	C	16
26	C	16
27	C	16
28	S	12
29	S	12
30	S	12
31	S	12
32	S	12
33	S	12
34	S	12
35	S	12
36	S	12
37	S	12
38	W3	12
39	W3	12
40	W3	12
41	W3	12
42	W3	12
43	W3	12
44	W3	12

LUMINAIRE SCHEDULE									
SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LLF	ARR. WATTS	TOTAL WATTS	MANUFACTURER	DESCRIPTION
	4	A3	SINGLE	10682	1.030	101	404	Cree Inc	BXSP-B-HT-3ME-B-57K-UL-XX
	1	A4	SINGLE	10442	1.030	101	101	Cree Inc	BXSP-B-HT-4ME-B-57K-UL-XX
	2	A4-S	2 @ 90 DEGREES	10442	1.030	202	404	Cree Inc	BXSP-B-HT-4ME-B-57K-UL-XX
	20	C	SINGLE	19932	1.030	145.04	2000.8	Cree Inc	CPY250-B-D-M-D-E-UL-WH-57K
	10	S	SINGLE	1813	1.000	19.67	196.7	Cree Inc	UR6-T8L-40K
	7	W3	SINGLE	4931	1.030	42.86	300.72	Cree Inc	XSPH403MC-UZ

ROLL YOUR CURSOR OVER EACH FIXTURE ON THE LUMINAIRE SCHEDULE TO SEE A FIXTURE IMAGE ON THE PLAN



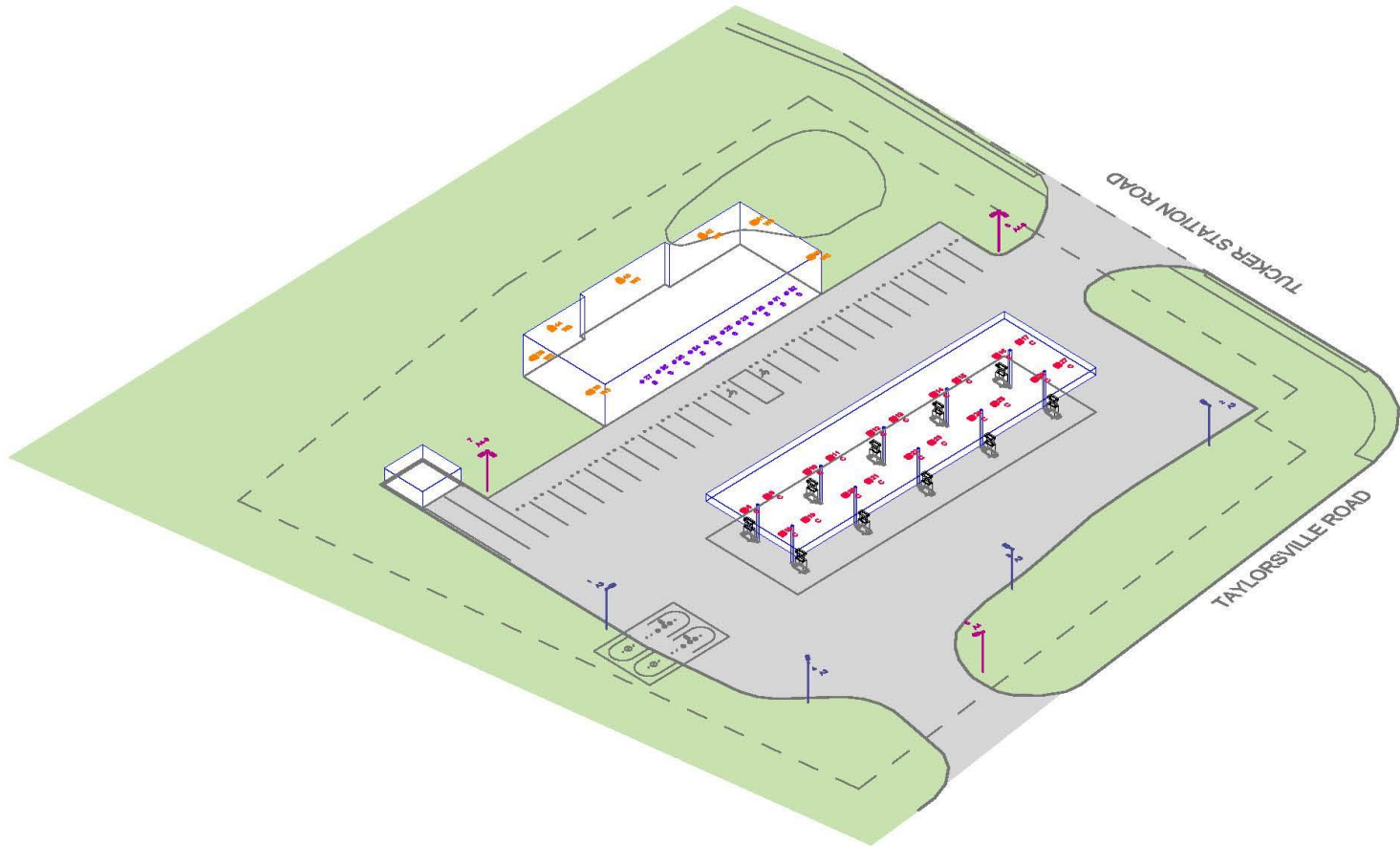
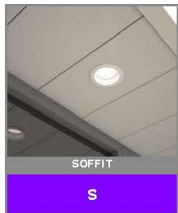
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SCALE: 1" = 20'
DATE: 5/15/17

PROJECT NAME:
CIRCLE K
LOUISVILLE, KY
RL-4884-S1



RL-4884-S1



CLICK OR SCAN HERE FOR
EXTERIOR OPTIONS

3D CONTENT QUICK HELP GUIDE

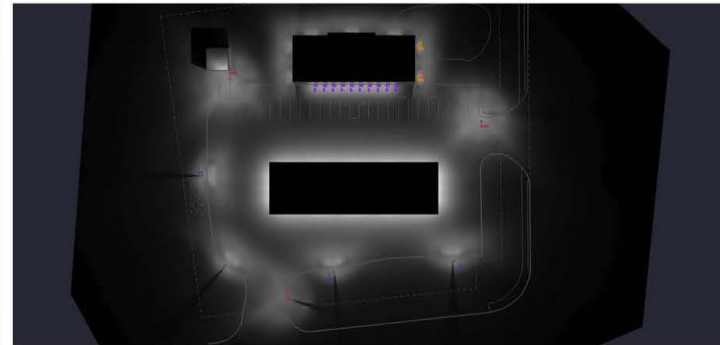
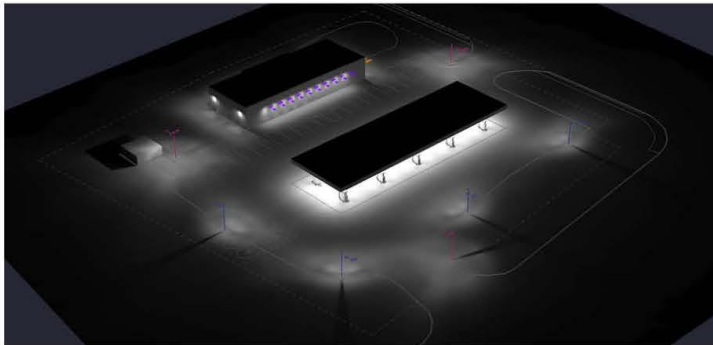
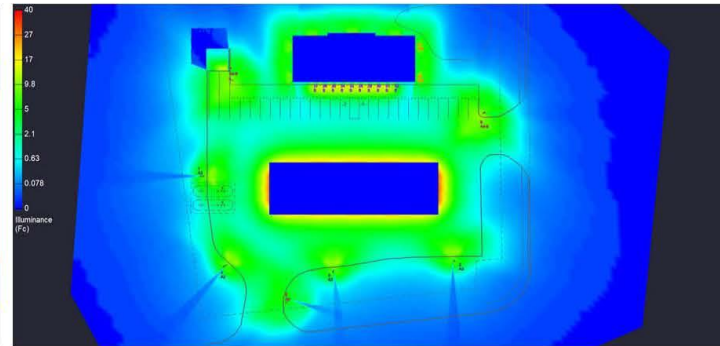
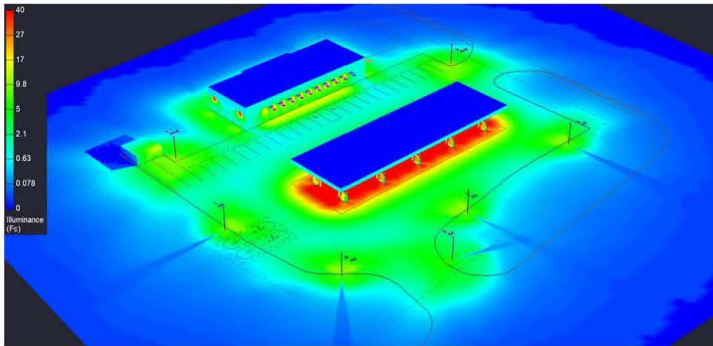


CLICK THE IMAGE TO ACTIVATE THE
3D CONTENT / RIGHT CLICK TO DISABLE



RL-4884-S1

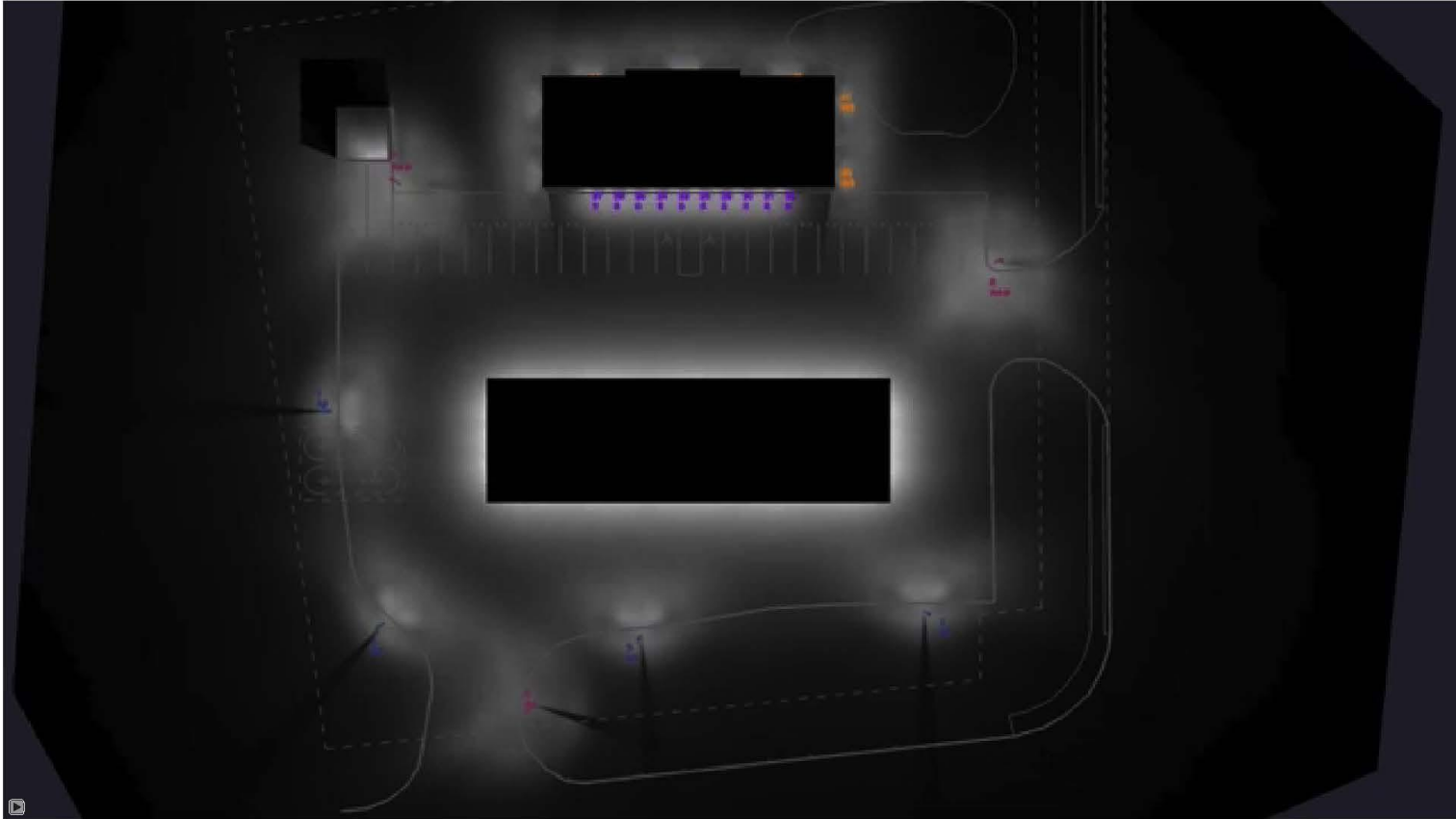
CLICK THE IMAGE TO ACTIVATE THE
SLIDESHOW / RIGHT CLICK TO DISABLE





RL-4884-S1

CLICK THE IMAGE TO ACTIVATE THE
VIDEO / RIGHT CLICK TO DISABLE





AREA

SYMBOL:	QTY:	LABEL:
	4	A3

BXSP-B-HT-3ME-B-57K-UL-XX

	1	A4
	2	A4-9

BXSP-B-HT-4ME-B-57K-UL-XX

XSP Series
XSP LED Downlight - DALI Dimmable - 5700K - 5W

Performance Summary

Model	Power (W)	Beam Angle (°)	Light Output (lm)	Color Temp (K)	Dimming
BXSP-B-HT-3ME-B-57K-UL-XX	5	30	100	5700	Yes
BXSP-B-HT-4ME-B-57K-UL-XX	5	30	100	5700	Yes

Dimensions

Overall Depth: 1.5" (38mm)
Overall Width: 4.5" (114mm)
Mounting Hole Spacing: 4.5" (114mm)

Weight

Net Weight: 0.15 lbs (68g)
Gross Weight: 0.25 lbs (113g)

Warranty

5 Year Limited Warranty

CANOPY

SYMBOL:	QTY:	LABEL:
	20	C

CPY250-B-DM-D-E-UL-WH-57K

CPY Series - Version B
CPY LED Canopy Light - DALI Dimmable - 5700K - 5W

Performance Summary

Model	Power (W)	Beam Angle (°)	Light Output (lm)	Color Temp (K)	Dimming
CPY250-B-DM-D-E-UL-WH-57K	5	30	100	5700	Yes

Dimensions

Overall Depth: 1.5" (38mm)
Overall Width: 4.5" (114mm)
Mounting Hole Spacing: 4.5" (114mm)

Weight

Net Weight: 0.15 lbs (68g)
Gross Weight: 0.25 lbs (113g)

Warranty

5 Year Limited Warranty

SOFFIT

SYMBOL:	QTY:	LABEL:
	10	S

LR6-18L-40K

LR6 Series
LR6 LED Soffit Light - DALI Dimmable - 4000K - 5W

Performance Summary

Model	Power (W)	Beam Angle (°)	Light Output (lm)	Color Temp (K)	Dimming
LR6-18L-40K	5	30	100	4000	Yes

Dimensions

Overall Depth: 1.5" (38mm)
Overall Width: 4.5" (114mm)
Mounting Hole Spacing: 4.5" (114mm)

Weight

Net Weight: 0.15 lbs (68g)
Gross Weight: 0.25 lbs (113g)

Warranty

5 Year Limited Warranty

WALL MOUNTED

SYMBOL:	QTY:	LABEL:
	7	W3

XSPWA03MC-UZ

XSP Series
XSP LED Wall Mount Light - DALI Dimmable - 5700K - 5W

Performance Summary

Model	Power (W)	Beam Angle (°)	Light Output (lm)	Color Temp (K)	Dimming
XSPWA03MC-UZ	5	30	100	5700	Yes

Dimensions

Overall Depth: 1.5" (38mm)
Overall Width: 4.5" (114mm)
Mounting Hole Spacing: 4.5" (114mm)

Weight

Net Weight: 0.15 lbs (68g)
Gross Weight: 0.25 lbs (113g)

Warranty

5 Year Limited Warranty

CREE
Cree LED Lighting Solutions

Product Specifications

LED Series

Model	Power (W)	Beam Angle (°)	Light Output (lm)	Color Temp (K)	Dimming
BXSP-B-HT-3ME-B-57K-UL-XX	5	30	100	5700	Yes
BXSP-B-HT-4ME-B-57K-UL-XX	5	30	100	5700	Yes

Dimensions

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Warranty

5 Year Limited Warranty

CREE
Cree LED Lighting Solutions

Product Specifications

LED Series

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Warranty

5 Year Limited Warranty

CREE
Cree LED Lighting Solutions

Product Specifications

LED Series

Model	Power (W)	Beam Angle (°)	Light Output (lm)	Color Temp (K)	Dimming
LR6-18L-40K	5	30	100	4000	Yes

Dimensions

Overall Depth: 1.5" (38mm)
Overall Width: 4.5" (114mm)
Mounting Hole Spacing: 4.5" (114mm)

Weight

Net Weight: 0.15 lbs (68g)
Gross Weight: 0.25 lbs (113g)

Warranty

5 Year Limited Warranty

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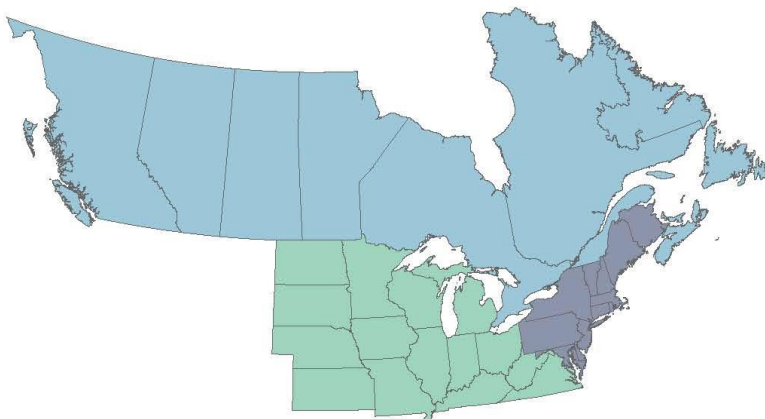
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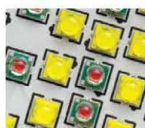
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