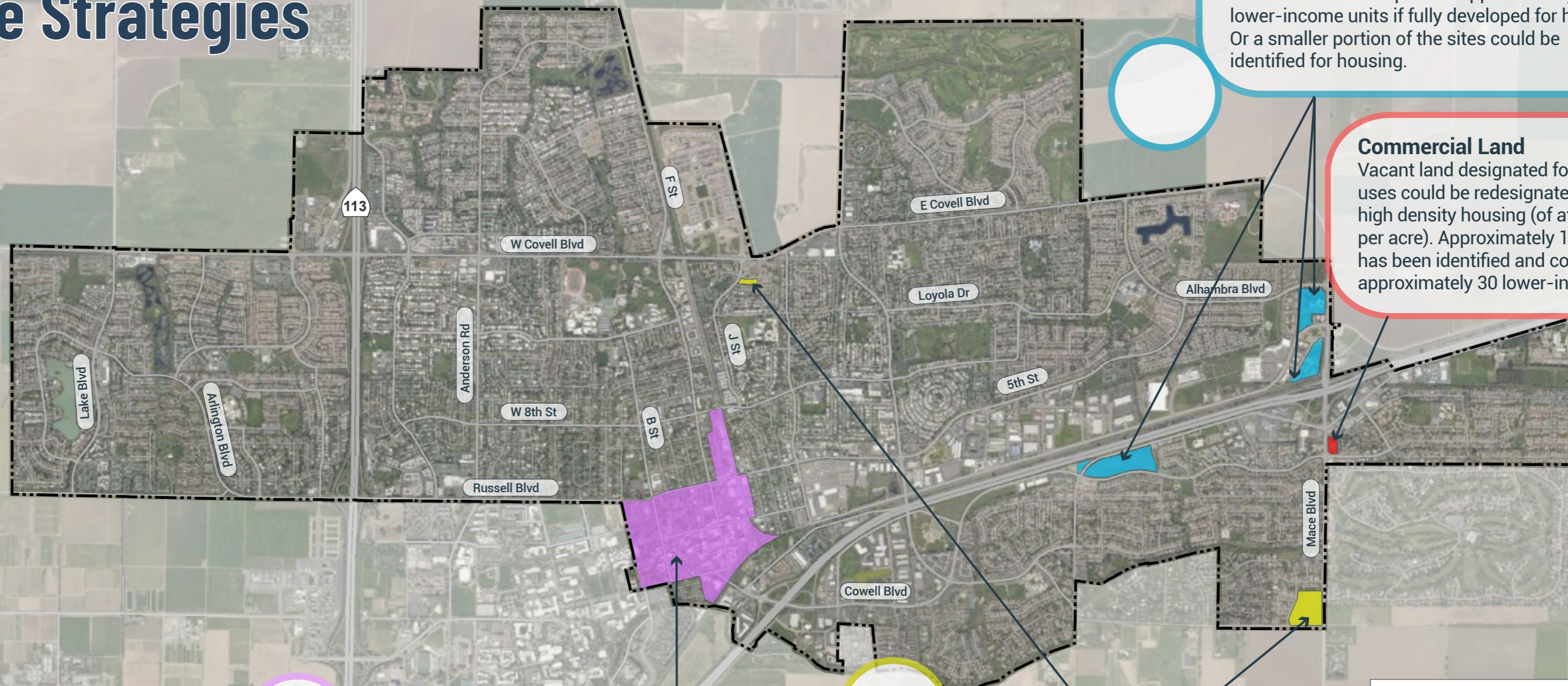


# Short-Term and Long-Term Rezone Strategies



**Business Park and Office Land**  
 Vacant land designated for Business Park and Office uses could be redesignated to allow for high density housing (of at least 30 units per acre). Approximately 30 acres of land has been identified and could provide approximately 600 lower-income units if fully developed for housing. Or a smaller portion of the sites could be identified for housing.

**Commercial Land**  
 Vacant land designated for Commercial uses could be redesignated to allow for high density housing (of at least 30 units per acre). Approximately 1.5 acres of land has been identified and could provide approximately 30 lower-income units.

**Downtown Davis Specific Plan**  
 The Downtown Davis Specific Plan is expected for adoption in late 2021. The plan would encourage redevelopment of the Downtown and could provide capacity for an additional 100 lower income units within the 2021-29 Housing Element Planning Period.

**Residential Low Density Land**  
 Vacant land designated for Low Density uses could be redesignated to allow for high density housing (of at least 30 units per acre). Approximately 12 acres of land has been identified and could provide approximately 230 lower income units.

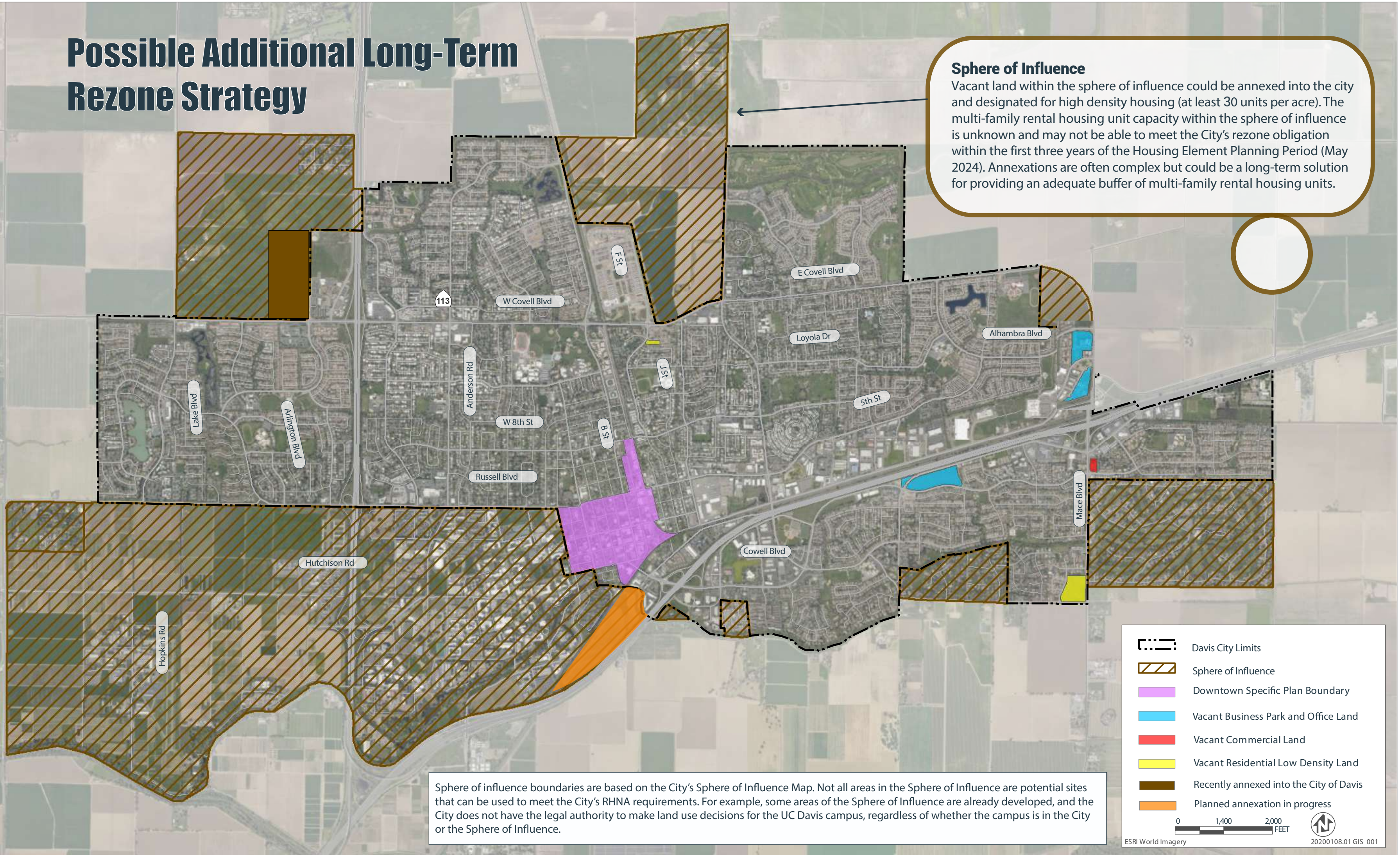
- Davis City Limits
- Downtown Specific Plan Boundary
- Vacant Business Park and Office Land
- Vacant Commercial Land
- Vacant Residential Low Density Land

0 1,400 2,000 FEET

# Possible Additional Long-Term Rezone Strategy

## Sphere of Influence

Vacant land within the sphere of influence could be annexed into the city and designated for high density housing (at least 30 units per acre). The multi-family rental housing unit capacity within the sphere of influence is unknown and may not be able to meet the City's rezone obligation within the first three years of the Housing Element Planning Period (May 2024). Annexations are often complex but could be a long-term solution for providing an adequate buffer of multi-family rental housing units.



Sphere of influence boundaries are based on the City's Sphere of Influence Map. Not all areas in the Sphere of Influence are potential sites that can be used to meet the City's RHNA requirements. For example, some areas of the Sphere of Influence are already developed, and the City does not have the legal authority to make land use decisions for the UC Davis campus, regardless of whether the campus is in the City or the Sphere of Influence.

- Davis City Limits
- Sphere of Influence
- Downtown Specific Plan Boundary
- Vacant Business Park and Office Land
- Vacant Commercial Land
- Vacant Residential Low Density Land
- Recently annexed into the City of Davis
- Planned annexation in progress

0 1,400 2,000 FEET

ESRI World Imagery 20200108.01 GIS 001